

57 Downhall Ley, Buntingford, SG9 9JT

Guide Price £310,000

This beautifully presented two-bedroom end of terrace property has been tastefully redecorated throughout and is ready to move into. Featuring brand new wood-effect flooring and fresh carpeting, it combines style with comfort.

The home boasts a modern shaker-style kitchen and a contemporary shower room. Outside, a charming courtyard-style garden provides a low-maintenance outdoor space, perfect for relaxing or entertaining.

A carport is conveniently located nearby, and with no upward chain, this is an ideal opportunity for first-time buyers, downsizers, or investors.

- Two bedroom end of terrace.
- · Newly laid flooring throughout.
- · Bedroom one with built in wardrobes,

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· Designated carport.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

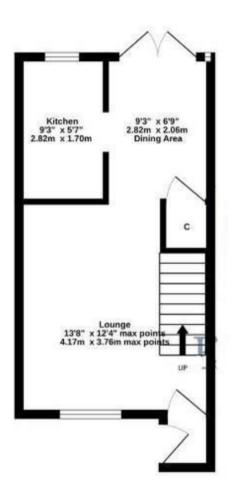
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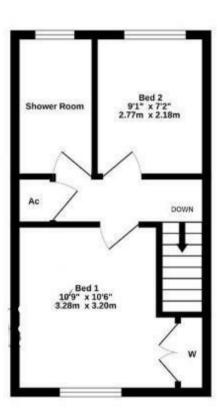
(92 plus) A

(69-80)

- Freshly redecorated.
- · New shaker style kitchen.
- · Courtyard style garden.
- · Chain free.







TOTAL FLOOR AREA: 575 sq.ft. (53.4 sq.m.) approx.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Entrance

Composite and glazed front door.

Entrance Lobby

Window to front aspect. Storage cupboard. Vinyl flooring. Door to:

Lounge

12'4 x 13'3

Wood effect flooring. Window to front aspect. Radiator. Cupboard housing gas meter. Stairs to first floor.

Dining Area

6'9 x 9'2

Wood effect flooring. Radiator. Understairs storage cupboard houses consumer board. Glazed door to garden. Door to:

Kitchen

5'1 x 9'2

Newly fitted shaker style kitchen with wood effect countertops. Stainless steel sink and drainer. Metro tile splash backs. Built in extractor hood. Vinyl flooring. Window to rear aspect.

First Floor

Landing

Access to loft. Airing cupboard with radiator and shelving.

Bedroom One

10'4 x 8'11

Window to front aspect. Built in cupboard. Built in wardrobe.

Bedroom Two

6'11 x 9'2

Window to rear aspect.

Shower Room

4'10 x 9'4

Double walk-in shower. Pedestal wash hand basin. Low level flush w/c. Chrome ladder style radiator. Tiled walls. Vinyl floor. Mirrored medicine cabinet. Obscure window to rear aspect.

Outside

Front

Low maintenance artificial lawn. Path leading to entrance.

Garden

Courtyard style garden. Mature shrubs. Gate to rear.

Carport

Carport situated nearby. See plan for location.

Agents Note

No onward chain.

Boiler located in the loft.

Council tax band C.





