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11 Ermine Court, Church Street, Buntingford, SG9 9HY



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Offers Over £290,000

Two bedroom terrace house in an enviable location set just behind the High Street. Ideal as a first time purchase or a Buy to Let Investor (already a tenant in situ).

- A centrally located property with allocated parking to front
- Kitchen to front
- Family bathroom
- Seconds walk into the High Street
- No Upward Chain
- Good size lounge with patio doors to rear
- Two bedrooms on the first floor
- Easy to maintain West facing rear garden
- Rental yield achievable in excess of 5%

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Entrance Hall

Door to front. Stairs to first floor. Archway to.

Kitchen

9'8" x 6'0"

Range of wall and floor units. Single drainer stainless steel sink unit with mixer tap. Splash back tiling to roll over work surfaces. Gas fired warm air unit which provides the central heating. Double glazed window to front.

Lounge

14'6" x 11'8"

Feature dummy fireplace. Large cupboard under the stairs. Double glazed patio doors to rear.

Landing

Access to loft. Airing cupboard housing the hot water cylinder.

Bedroom 1

11'9" x 9'7"

Double glazed window to rear.

Bedroom 2

9'0" x 7'0"

Double glazed window to front.

Bathroom

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Part tiled surrounds. Low flush WC.

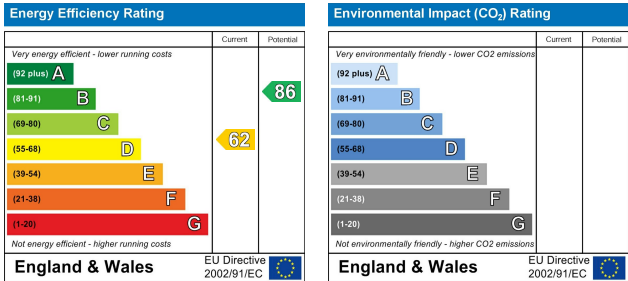
Outside

Front

Store cupboard to front. Allocated parking to front for one vehicle.

Rear

Rear garden laid to paving slabs offering ease of maintenance. Wall to rear and fencing to two sides.



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, Hunters 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.











