



iwestates.com

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



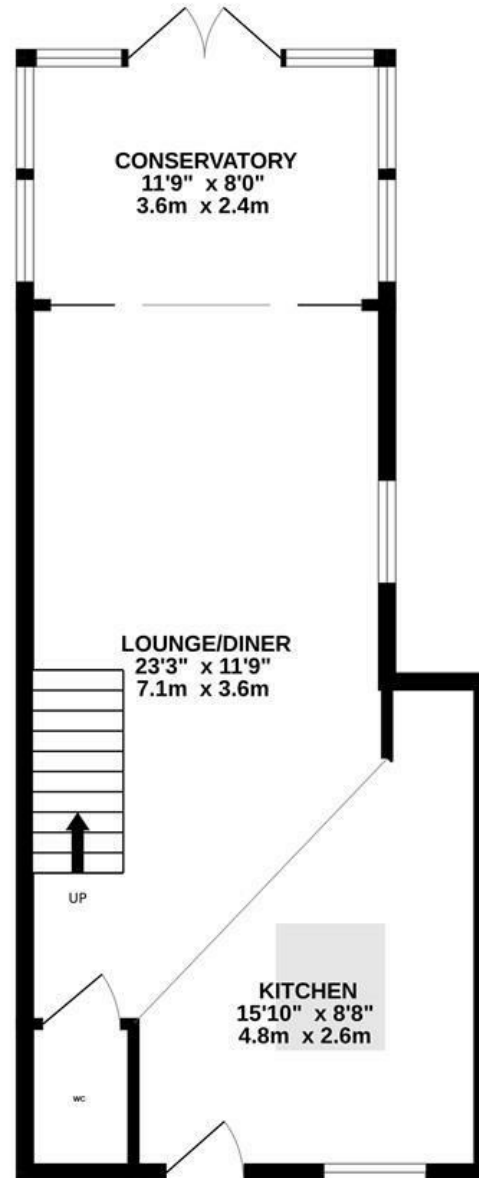
# 13 Ermine Court, Church Street, Buntingford, SG9 9HY

£380,000

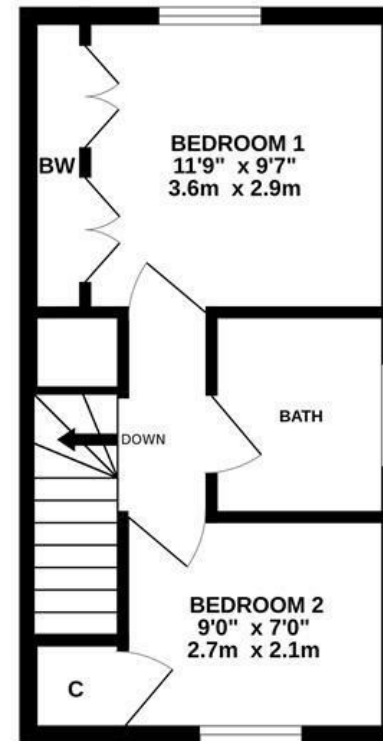
iWEstates are very pleased to offer an EXTENDED End house presented in exceptional order throughout and situated in a small close within ideal walking distance of High street facilities. The property comprises 2 Bedrooms, Wonderful open plan living accommodation downstairs, 23ft Lounge/Dining room, Re-fitted Kitchen with island, Conservatory, Downstairs Wc, Re-fitted Bathroom Wc, Gas central heating with under floor heating to ground floor, Double glazed windows, Courtyard gardens to side and rear, Off street parking for 2 vehicles to front with EV charging point.

- EXTENDED End of Terrace House
- Conservatory
- Gas Central Heating
- Central Location
- Wonderful Living Accommodation
- Impeccable Order Throughout
- Downstairs W/C
- Double Glazed Throughout
- Refitted Kitchen & Bathroom
- Off-Street Parking with EV Charging Point

GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Entrance Door to:

Lobby

Open aspect to:

Lounge/Dining Room

23'3" x 11'8"  
Engineered Oak flooring, window to side, tv point, stairs to first floor, under stairs cupboard.  
Squared archway to:

Conservatory

12'0" x 8'0"  
Windows and doors to rear garden, engineered Oak flooring, pocket doors between conservatory and reception room.

Downstairs W/C

Comprising low level wc, wash hand basin, tiled walls, tiled floor, heated towel rail, extractor fan.

Stairs to First floor Landing

Fitted carpet, airing cupboard housing hot water cylinder and shelving. Door to:

Bedroom One

11'8" x 9'6"  
Window to rear aspect, built in wardrobes, fitted carpet, radiator.

Bedroom Two

8'11" x 6'11"  
Window to front aspect, fitted carpet, radiator, built in storage cupboard.

Bathroom WC

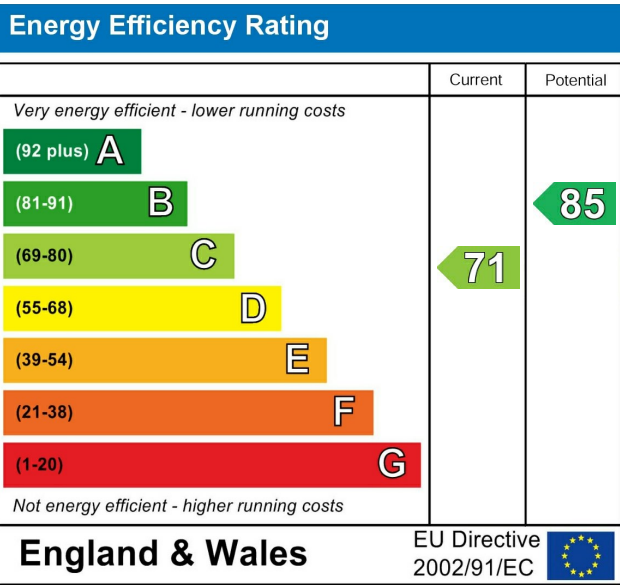
Re-fitted 3 piece suite comprising panel enclosed bath with mixer tap and wall mounted mixer shower, pedestal wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, obscure glazed window to side.

Exterior

West facing courtyard garden to rear with paved patio extending to artificial lawn area to side, pedestrian gate to side.  
Off street parking for 2 vehicles directly to front with EV charging point, slate chipping border.

Agents Note

Council Tax Band: C - £2,079.38 p.a. (Subject to Change)



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.









