

iwestates.com

2, Stocking Hill, Cottered, Buntingford, SG9 9PY

£345,000

2, Stocking Hill, Cottered, Buntingford, SG9 9PY

O.I.R.O £345,000

Situated in the picturesque village of Cottered, Hertfordshire, this attractive two-bedroom bungalow offers a wonderful opportunity to enjoy comfortable, single-storey living in a peaceful village setting. Extending to approximately 695 sq ft, the property provides well-proportioned accommodation, including two generous double bedrooms making it an ideal purchase for those looking to downsize, or anyone seeking a more relaxed pace of life.

Upon entering, you are greeted by a welcoming reception room, offering a comfortable and versatile space in which to relax, unwind or entertain. The thoughtfully arranged accommodation makes excellent use of the available space, creating a light and homely feel throughout.

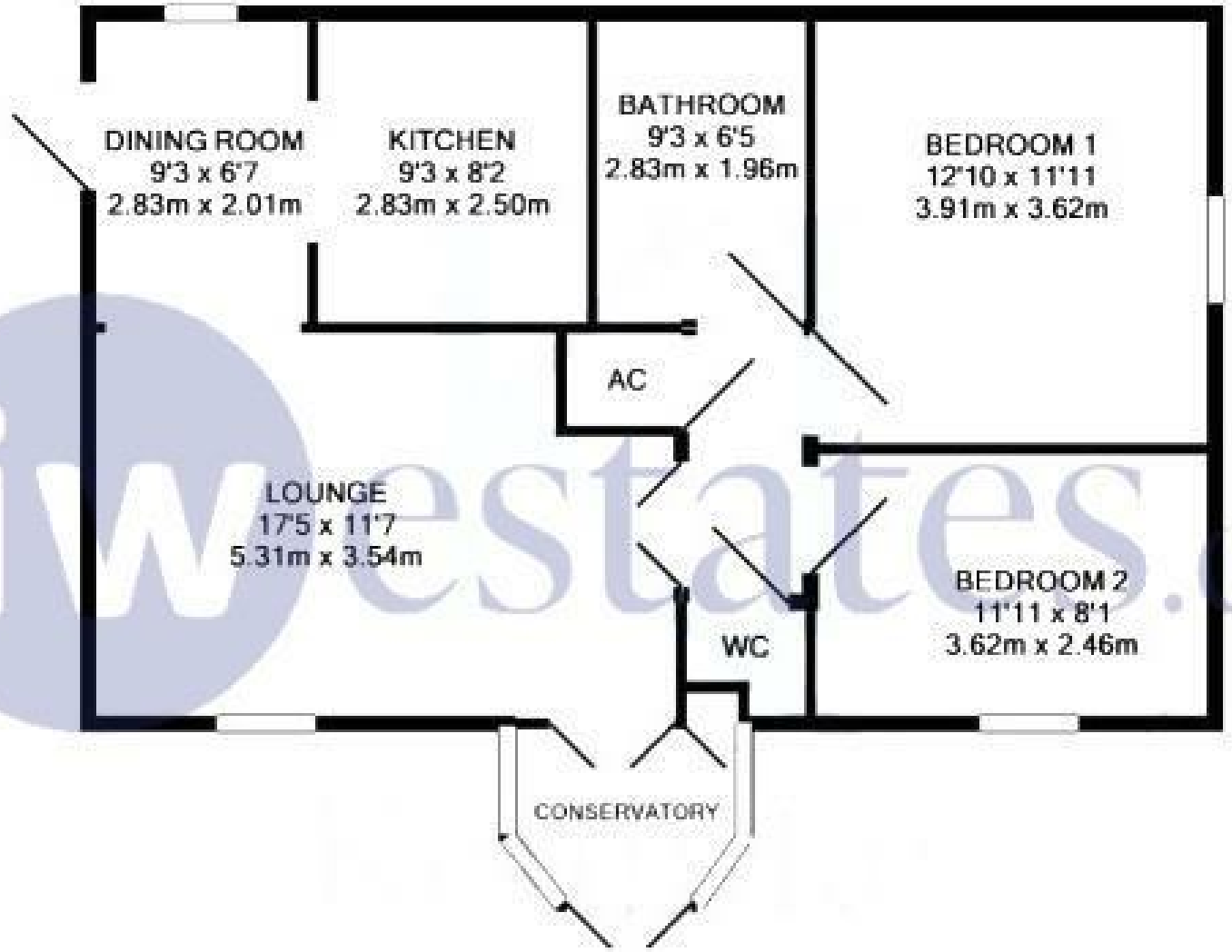
Externally, the property benefits from off-street parking for one vehicle, adding to the practicality and convenience of everyday living.

Positioned within the desirable village of Cottered, the bungalow enjoys a lovely balance of rural charm and accessibility, with the surrounding Hertfordshire countryside providing an appealing backdrop.

Offered chain free, this is an excellent opportunity to acquire a charming bungalow in a sought-after village location, with the added benefit of a potentially smoother and more straightforward purchase. The property is open to offers, and early viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.

- Good size two bedroom bungalow
- Parking for 2-3 cars
- Shower room as well as separate cloakroom.
- Modern re-fitted kitchen with adjacent dining area.
- Council tax band: E
- Popular village location
- uPVC conservatory style entrance porch
- EPC Rating: D
- Available chain free!

iW Estates, 42 High Street, Buntingford, Hertfordshire SG9 9AH | 01763 272 391
buntingford@iwestates.com | www.iwestates.com



iwestates.com

TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2015

ENTRANCE
Double uPVC entrance doors to uPVC conservatory.

ENTRANCE HALL
10'10"M x 8'0"M
uPVC conservatory style entrance hall/porch, with patio doors leading to lounge.

LIVING ROOM
17'7" x 11'8"
Patio doors to front conservatory area, Window to front. Free standing electric fire. Radiator, open walkway to dining room;

KITCHEN/DINING ROOM
16'1" x 9'4"
Window to rear, Electric radiator, Door leading to court style garden. Archway leading to kitchen fitted with matching range of white gloss wall & base units. Integrated oven and hob with extractor over, Sun tunnel soon to be installed.

CLOAKROOM
4'2" x 4'2"
Low level W.C and wash hand basin. Electric panel heater.

BEDROOM ONE
12'11" x 12'0"
Fitted wardrobes. Window to side. Radiator.

WET ROOM
8'4" x 6'5"
Fully tiled shower, W.C and hand basin. Storage cupboard.

BEDROOM 2
12'1" x 8'1"
Fitted wardrobes. Window to front. Radiator.

OUTSIDE

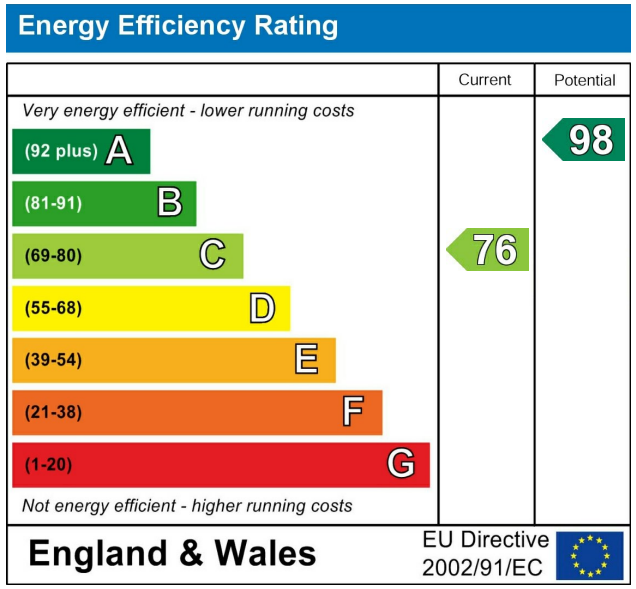
FRONT GARDEN
Grass and patio area surrounding the property. Path to front door.

REAR COURTYARD GARDEN
Courtyard area with gated side access to front garden. Lpg tank.

PARKING
Parking for 2-3 vehicles to the side of the property.

AGENTS NOTE
Gas central heating. LPG gas.
Grounds maintenance fee £40pcm approx.
Vendor adding a sun-tunnel to the property to bring in more natural light in the kitchen
Freehold
Council tax band: E





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 network of IWestates estate agents.


















CALOR



