



iwestates.com

6 St. Georges Mews, Buntingford, SG9 9FR

6 St. Georges Mews, Buntingford, SG9 9FR

Price £265,000

Ideal opportunity for first time buyer, buy to let investment or somebody who wants to be central. The property is set at the bottom of a small mews style development. This is a rare opportunity to acquire an innovative bespoke conversion by a well respected local builder, situated in the heart of Town, only a short walk to shops and local amenities.

- One bedroom house offered FREEHOLD
- Well specified kitchen with integrated appliances
- Bespoke staircase with tread lighting, stainless steel handrail and glass balustrade.
- High end en-suite shower room with contemporary fittings and finishes.
- Allocated parking space.
- Modern open plan living area
- Convenience of a ground floor cloakroom
- Large bedroom with access to mezzanine storage area.
- Pitched slate roof covered external store with access door.
- The current owner has a seating area arranged to the front of the property

GROUND FLOOR

ENTRANCE

Contemporary grey finish front door with stainless steel carriage lamp to side.

KITCHEN

13'11" x 5'1"

Well specified with wall, base and full height units. Granite worktops with inset ceramic one and half bowl sink, inset four ring ceramic hob with oven below and extractor hood over. Built in fridge freezer and washer dryer. Inset ceiling lights. Door to cloakroom, open through to lounge. Vinyl plank flooring throughout. Wall mounted Rointe radiator. Twin windows flanking front door to front.

LOUNGE

11'3" x 10'6"

Large three panel window to front. Vinyl plank flooring. Open through to kitchen. Turning stairs to first floor with tread lighting, stainless steel handrails and glass balustrade. Inset ceiling lights. Under stairs cupboard.

CLOAKROOM

2'11" x 4'8"

Contemporary wallhung WC with hidden cistern and matching wall hung wash hand basin. Extractor fan. Porcelain splash backs. Vinyl plank flooring.

FIRST FLOOR

BEDROOM

16'3" x 13'11" max

Galleried landing with glass balustrade. Over stairs cupboard housing hot water cylinder. Window to front. Inset ceiling lights. Wall hung Rointe radiator. Mezzanine storage area with spot lights. Door to en-suite.

EN SUITE SHOWER ROOM

6'10" x 7'1"

Window to front. Contemporary styled floating WC with hidden cistern and matching WALLHUNG vanity unit with ceramic wash hand basin. Wall mounted touch lighting mirror. Double width walk in shower cubicle with drench head and separate handset. Inset niche. Extensive porcelain tiling. Rointe chrome heated towel rail. Vinyl plank flooring. Inset ceiling lights.

OUTSIDE

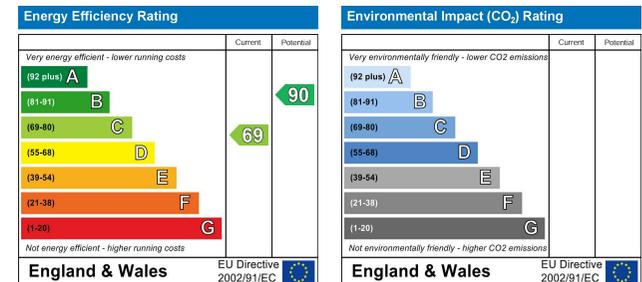
PARKING

Single allocated parking space opposite the property.

OUTDOOR STORAGE

2'4" x 4'11"

Pitched slate roof covered external store with access door.



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 IW Estates.

