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3 Horseshoe Cottages, Buntingford, SG9 9PN



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Price £318,500

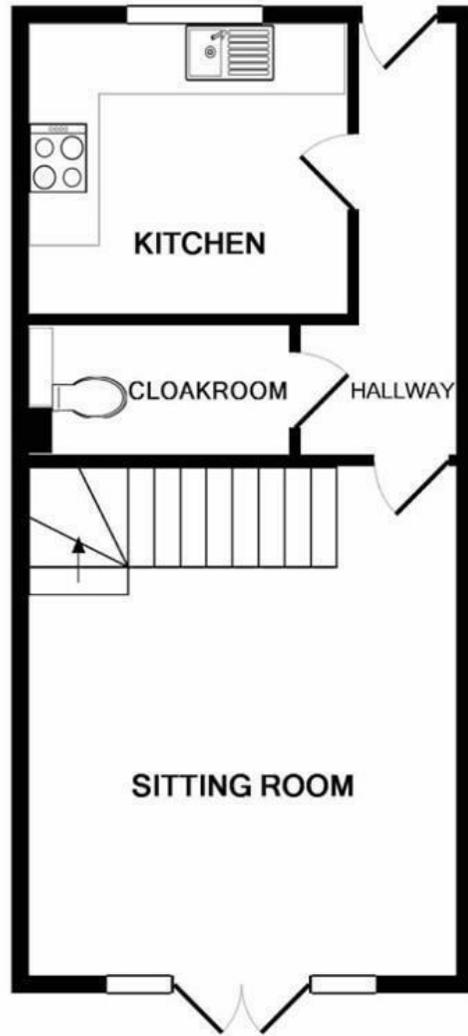
Situated in the heart of Buntingford town centre, this charming mid-terrace cottage offers well-proportioned accommodation throughout. The property boasts a generous reception room and two large double bedrooms, along with the added convenience of a downstairs W/C.

To the rear, a private courtyard garden provides a secluded outdoor space with gated access leading directly to the allocated parking space. Ideally positioned within easy reach of local shops, amenities, and restaurants, this home is offered to the market chain free.

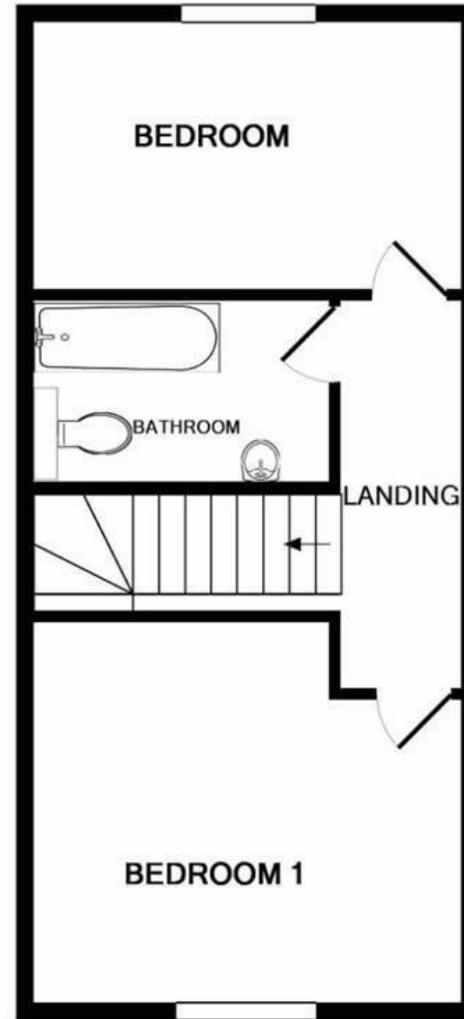
- Town centre location
- Two Double Bedrooms
- Good size reception room
- Gas central heating & double glazed
- Potential Rental Investment Income £1300pcm. Yield 4.8%
- Allocated Parking
- Downstairs w/c
- Fitted kitchen
- Private and enclosed courtyard garden with gated access to parking
- No upward chain

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GROUND FLOOR
 APPROX. FLOOR
 AREA 338 SQ.FT.
 (31.4 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 350 SQ.FT.
 (32.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 688 SQ.FT. (63.9 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



Entrance

Entrance Hall

Wooden front floor with attractive opaque centre panel leads into the hall. Radiator. Herringbone style wood effect vinyl. Doors to:

Cloakroom

8'0" x 3'0"

Fitted in a white suite comprising low level W/C and wash hand basin with splash tiling. Radiator.

Kitchen

9'3" x 8'5"

Multi-pane door leads into the kitchen which is fitted in a range of matching base and eye level units with work surfaces over incorporating a stainless steel sink unit with mixer tap and a new built in electric oven with gas hob. Extractor above. Spaces for fridge/freezer and a washing machine. Wall mounted boiler. Double glazed window to the front aspect. Radiator. Inset ceiling lights and under unit lighting. Wood effect vinyl flooring.

Reception Room

14'7" x 12'11"

Double glazed French doors with double glazed windows to either side, to the rear aspect leads out to the courtyard garden. Stairs to the first floor. Radiator.

First Floor

Landing

Access to the loft space. Doors to the bedrooms and bathroom.

Bedroom One

12'11" x 10'11"

Double glazed window to rear aspect. Radiator.

Bedroom Two

13'0" x 7'10"

Double glazed window to front aspect. Radiator.

Bathroom

8'8" x 5'3"

White suite comprises low level w/c, wash hand basin inset into vanity unit with cupboards beneath. Panel bath with shower over and glazed shower

screen.. Chrome ladder style radiator. Splash back tiling. Inset ceiling lights and light tunnel. Extractor fan.

Outside

Front

Blocked paving. Security lamp.

Courtyard

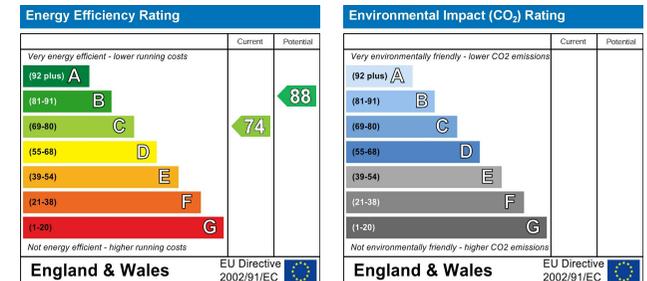
A low maintenance paved courtyard to the rear of the house which is enclosed by fencing and has gated side access to the parking area.

Parking

Allocated parking space to the rear.

Agents Note

Loft is un-boarded.



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, IW estates would be pleased to provide free, no obligation sales and marketing advice.

