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1 Bell Barns, Baldock Road, Buntingford, SG9 9FE

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Price £320,000

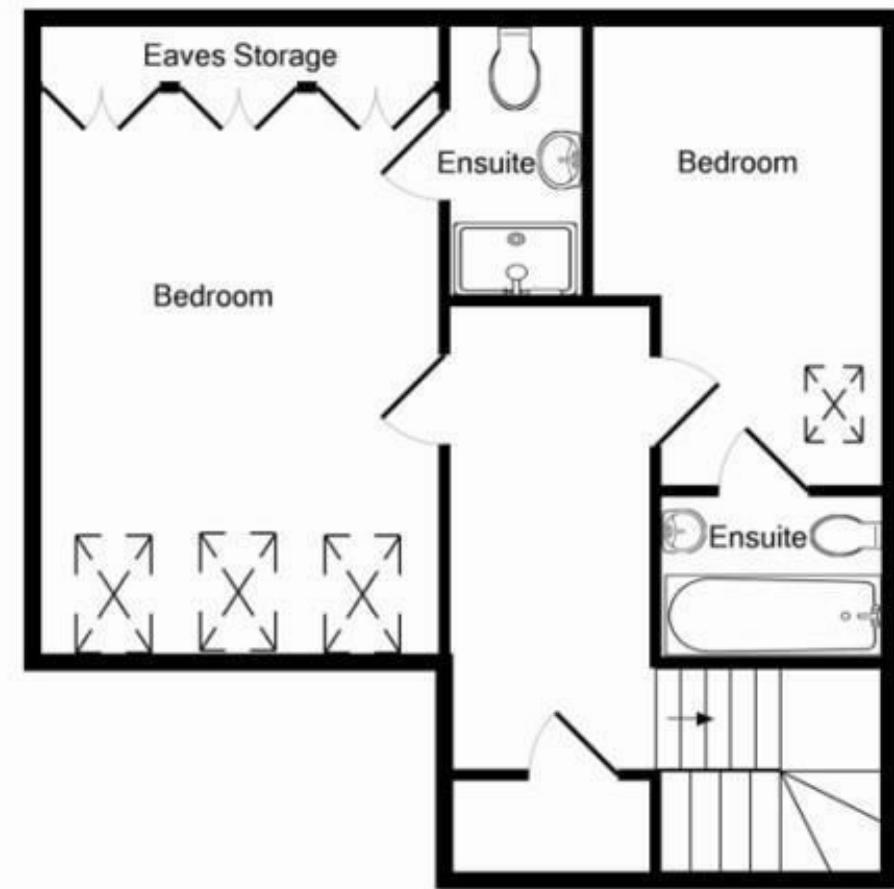
Welcome to Bell Barns, a spacious end-terrace house located on Baldock Road in the picturesque town of Buntingford. This generous sized property boasts a spacious layout with a large triple aspect lounge / diner, well equipped large kitchen, two large bedrooms with an en-suite off each and allocated parking.

Conveniently located close to the town centre, residents of Bell Barns can enjoy easy access to local amenities, shops, and restaurants.

If you're looking for a comfortable and stylish home in a desirable location, this end-terrace house at Bell Barns is the perfect choice. Don't miss out on the opportunity to make this property your own and enjoy the best of Buntingford living.



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2012

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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Entrance

Timber front door with privacy glass.

Entrance Hall

Large entrance hall. Ceramic tiled floor. Turning stairs to first floor with solid oak balustrade. Under stairs cupboard. Large built in double cupboard. Inset ceiling lights. Oak veneered doors to:

Cloakroom

Modern low level flush w/c. Floating wash hand basin. Half ceramic tiled walls with polished silver quadrant capping. Extractor fan. Ceramic tiled floor. Motion detector Inset ceiling lights.

Lounge/Dining Room

18'0" x 11'0"

Triple aspect room with windows to front and side aspect and double glazed door leading to a Juliette balcony. Bespoke built in book case and storage cupboards. Inset ceiling lights.

Kitchen

14'2" x 9'2"

Large well equipped kitchen fitted to a high standard comprising a range of base and full height gloss finish units with soft closing doors. Granite work tops and splash back. Grooved drainer and 1 & 1/2 bowl sink inset. Chrome mixer tap. Integrated double oven and grill with extractor over. Integrated microwave. Integrated fridge/freezer. Integrated dishwasher. Matching utility cupboard housing space for washing machine and tumble dryer. Window to rear aspect. Ceramic tiled floor. Inset ceiling lights.

First Floor Landing

Extra large landing. Velux window. Large airing cupboard housing hot water tank and water softener. Oak veneered doors to:

Bedroom One

16'0" x 11'0"

Bespoke fitted drawers. Fitted eaves storage cupboards fitted with hanging rails. Three Velux windows. Inset ceiling lights. Door to:

En-Suite

Modern white suite comprising double shower cubicle with sliding glass door with chrome central mixer. Floating vanity wash hand basin finished in Zabranzo colour. Low level flush w/c. Chrome ladder style heated towel rail. Ceramic tiled walls and floor. Extractor fan.

Bedroom Two

13'2" x 8'4"

Velux window. Recessed down lights. Door to:

En-Suite.

Modern white suite comprising panel bath with chrome mixer tap and separate shower attachment. Glass hinged shower screen. Vanity wash hand basin. Low level flush w/c. Ceramic tiled splash backs. Ceramic tiled floor. Extractor fan.

Outside

Residents bike store

Parking

Car port with parking space for one vehicle across shared private driveway. Plus visitors parking.

Agents Note

Service charge £500 p.a. for carpark maintenance, external lighting, bin storage, gardener and general upkeep.

Boiler: Albion hot water storage unit. Last serviced winter 2023.

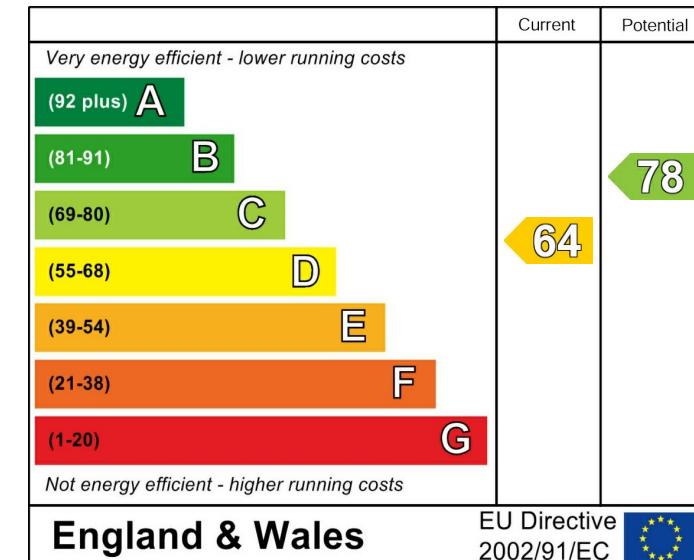
Heating: Underfloor

Electricity supplier: Octopus

Water & sewage: Affinity

Broadband: Sky

Energy Efficiency Rating



EU Directive
2002/91/EC



England & Wales

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.



