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5 Moat Side, Anstey, Buntingford, SG9 0DD

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Fixed Asking Price £275,000

Rare opportunity to purchase this completely renovated one bedroom semi-detached bungalow. Set upon a green in a peaceful rural location. Short walk to the highly regarded village pub. No upward chain.

Buntingford Sales 34 High Street, Buntingford, Hertfordshire SG9 9AQ | 01763 272 391
buntingford@iwestates.com | www.hunters.com

Approximate Gross Internal Area
49.94 sq m / 537.54 sq ft

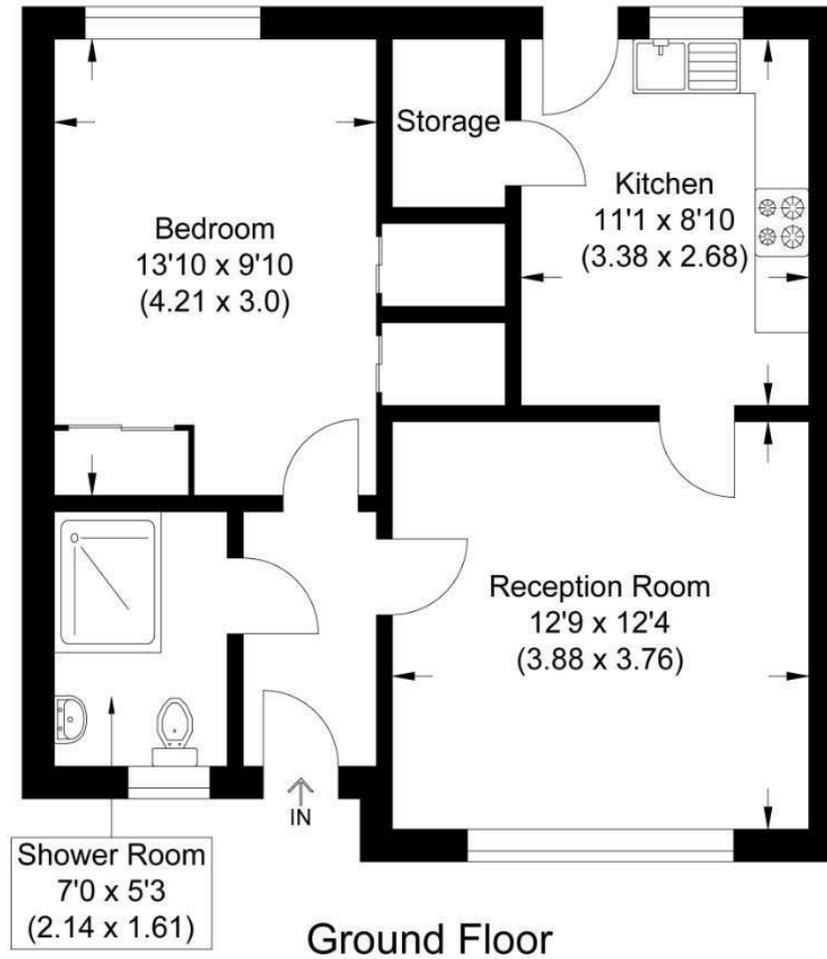
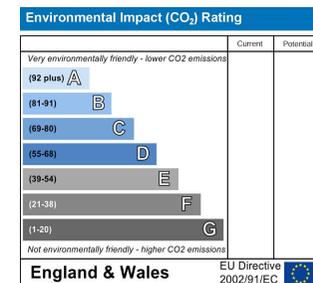
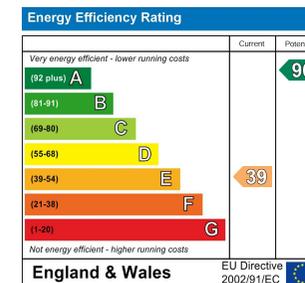


Illustration for identification purposes only, measurements are approximate, not to scale.



Entrance

Covered entrance vestibule with lamp over. Composite front door with fanlight window.

Entrance Hall

Tiled floor. Radiator. Doors to:

Lounge

Large window to front aspect. Radiator. Carpeted. Door through to:

Kitchen Breakfast Room

New modern eye and base level units with integrated appliances. (Oven, microwave, full height larder fridge/freezer, full size dishwasher. electric hob with extractor hood over). Composite countertops. Stainless steel sink with drainer and mono mixer tap over. Breakfast bar. Tiled floor. New inset ceiling lights. Radiator. Window to rear. Upvc door to rear. Door to utility cupboard.

Utility Cupboard

Large utility cupboard with space for tumble dryer, space and plumbing for washing machine. Houses consumer board. Extractor fan.

Shower Room

Newly fitted comprising of double length walk in shower unit with power shower. Low level flush w/c. Vanity unit with wash hand basin inset. New inset ceiling lights. Chrome ladder style radiator. Tiled floor. Obscure window to front aspect.

Bedroom

Window to rear aspect. Carpeted. Radiator. Built in deep wardrobe. Airing cupboard housing lagged hot water cylinder. Loft access.

Outside

Front Garden

Path to front door. Small lawn area.

Rear Garden

Storm porch over rear door. Sun terrace. Mostly laid to lawn. Outside tap. Concrete base ready for a shed. Gated side access leading to large private communal space next to the bungalow.

Parking

Large parking area

Agents Note

Loft: boarding/power/ladder unknown.

Fully electric.

Grounds maintenance £78 PA

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.







