



HUNTERS
FOR SALE

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24 Downhall Ley, Buntingford, SG9 9JT

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Price £322,500

Beautifully presented two bedroom home within walking distance to Buntingford's High Street and amenities. This modern interior designed property benefits from allocated parking, conservatory, low maintenance garden, re-fitted kitchen and a re-fitted bathroom. A must view!

- Two bedroom terrace home
- Conservatory
- Allocated parking
- Walking distance to amenities
- Gas central heating
- Modern kitchen
- Modern interior design
- Fitted wardrobes to master bedroom
- Double glazing throughout
- Popular location



Entrance

Security lamp. Ring doorbell. Front door to:

Entrance Lobby

Lounge

13'6" x 12'2"

Bow window to front aspect. Radiator. Stairs to first floor. Large understairs cupboard. Opens to:

Kitchen / Diner

12'2" x 9'4"

Re-fitted kitchen with a range of white gloss eye and base level units with granite effect countertops and tiled splashbacks. Stainless steel single drainer sink with mixer tap. Integrated oven with 4 ring electric ceramic hob and extractor over. Space for dishwasher and fridge/freezer. Wood effect flooring. Dining area: radiator. Patio doors to:

Conservatory

11'2" x 7'2"

Base units comprising of laminate countertop with space and plumbing for washing machine and space for tumble dryer. Wood effect flooring. Wall lighting. Radiator. Window and French doors to rear garden.

Stairs to first floor landing

Landing

Shelved airing cupboard housing boiler, hot water tank. Access to loft. Doors to:

Master Bedroom

10'4" x 9'0"

Window to front aspect. Radiator. Fitted mirrored wardrobes.

Bedroom Two

9'2" x 7'2"

Window to rear aspect. Radiator.

Bathroom

Re-fitted 3 piece suite comprising panel enclosed bath with wall mounted shower and glazed shower screen. Low level flush w/c, Vanity wash hand basin. Tiled splashbacks. Wood effect flooring. Chrome ladder style radiator. Ceiling Bluetooth speakers. Inset ceiling lights. Obscure window to rear aspect.

External Storage

Currently used as an office

Outside

Front

Lawn area. Brick storage shed with lighting.


Rear

Paved patio. Artificial lawn. Rear gated access to allocated parking.

Parking

Allocated parking for one vehicle to the rear of the property (behind garden gate) plus further visitor parking spaces.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



