



£415,000  
Mill Close, Buntingford

KI Keith Ian  
KI

## Mill Close, Buntingford, SG9 9SZ

**\*\* OFFERED WITH NO UPWARD CHAIN \*\*** Keith Ian are pleased to offer a rarely available Bungalow, situated in a pleasant residential location, close walking distance to High Street shopping facilities.. The property comprises 2 Bedrooms, Lounge, Kitchen, Re-fitted Shower room Wc, Gas central heating, uPVC Double glazing, Lovely gardens and has a residents age restriction of minimum 55 years old.

### **Entrance door to:**

Entrance porch with storage cupboard. Door to:

### **Lounge**

16'8" x 11'6"

Window to front aspect, fitted carpet, radiator, coved cornice ceiling, ornamental fireplace with electric fire inset, wall and ceiling light points, tv point. Door to:

### **Kitchen**

10'6" x 8'7"

Fitted with a matching range of light wall and base units with roll edge work surfaces, stainless steel single drainer sink unit and mixer tap, integrated oven and grill with 4 plate gas hob and extractor hood fitted, plumbing for washing machine, tiled splash backs, vinyl floor covering, radiator. Window and door to rear garden.

### **Inner hall**

Fitted carpet, radiator, airing cupboard housing hot water cylinder and shelving. Door to:

### **Bedroom 1**

10'6" x 9'4"

Window to rear aspect, dual built in wardrobes, fitted carpet, radiator, coved cornice ceiling, tv point.

### **Bedroom 2**

8'6" x 8'4" < 9'10"

Window to front aspect, fitted carpet, radiator, access to loft.

### **Shower room wc**

Re-fitted suite comprising oversize walk-in shower cubicle with wall mounted power shower, pedestal wash hand basin, low level wc, majority tiled walls, fitted carpet, heated towel rail, extractor fan.

### **Exterior**

Rear garden: Small paved patio area leading to lawn with shrub borders, side pedestrian access.

Front: Small lawn with shrubbery, shingle area, exterior storage cupboard. Allocated parking space close by.

### **Agents Note**

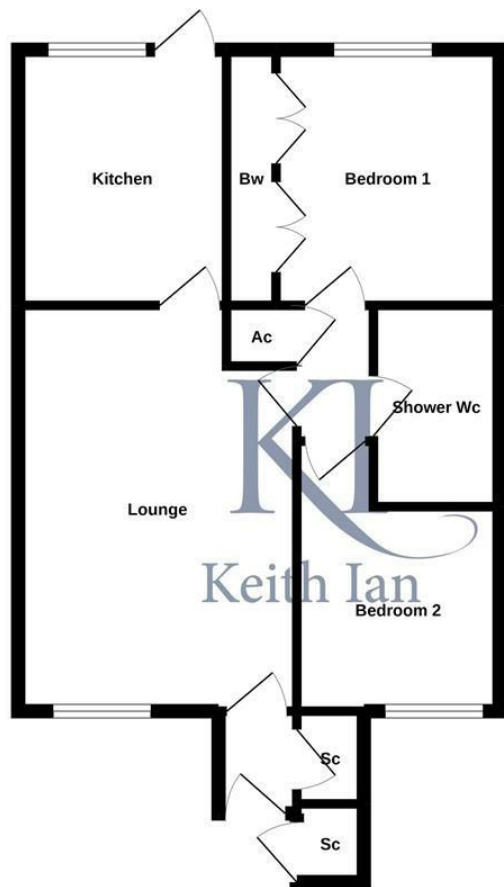
Council Tax Band D £2,130.84 (subject to change)

what3words: ///mastering.tidying.chainsaw





Ground Floor  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>89</b>	<b>England &amp; Wales</b>
		<b>65</b>	EU Directive 2002/91/EC

T: 01763 273355  
buntingford@keithian.com  
www.keithian.com



Offices at Cheshunt Ware and Buntingford  
Managing Director Ian F. Robertson  
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