



£285,000

Gatehouse Mews, Buntingford

K1



## **Gatehouse Mews, Buntingford, SG9 9AQ**

*\* \* OFFERED WITH NO UPWARD CHAIN \* \* Keith Ian are delighted to offer a rarely available Bungalow in a wonderful mews location, ideal walking distance of high street facilities. The extended accommodation comprises Lounge/Dining room, Kitchen, Bedroom, Bathroom/Wc, Gas central heating, uPVC Double Glazed windows, Gardens & Private residents parking. \*\*OVER 55'S ONLY\*\**

### **Entrance door to:**

#### **Entrance hall**

*Tiled floor, radiator, coved cornice ceiling, walk-in storage cupboard with obscure glazed window to front.*

#### **Lounge**

*17'1" x 10'1" > 7'6"*

*Windows to front aspect, laminate flooring, radiator, coved cornice ceiling, tv point. Archway to:*

#### **Kitchen**

*12'4" x 7'7"*

*Fitted with matching wall and base units with roll edge work surfaces, single drainer single bowl sink unit with mixer tap, integrated oven and grill with 4 plate hob and extractor fan fitted, plumbing for washing machine, tiled splash backs, tiled floor, radiator, coved cornice ceiling, window to rear, door to exterior.*

#### **Bedroom**

*18'3" x 9'1" > 5'3"*

*Window to front aspect, fitted carpet, radiator, coved cornice ceiling, access to loft, airing cupboard housing hot water cylinder, shelving and domestic gas fired boiler. Door to:*

#### **Bathroom wc**

*3 piece suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, tiled splash backs, vinyl floor covering, radiator, coved cornice ceiling, obscure glazed window to rear.*

#### **Exterior**

*Small courtyard garden to rear with timber shed and pedestrian right of way to gain side access.*

*South facing front garden with small patio, lawn & shrubbery.*

*Private parking for Gatehouse Mews residents only.*

#### **Agents note**

*\*\*OVER 55'S ONLY\*\**

*Council Tax Band C £1,897.09pa 2022/2023*

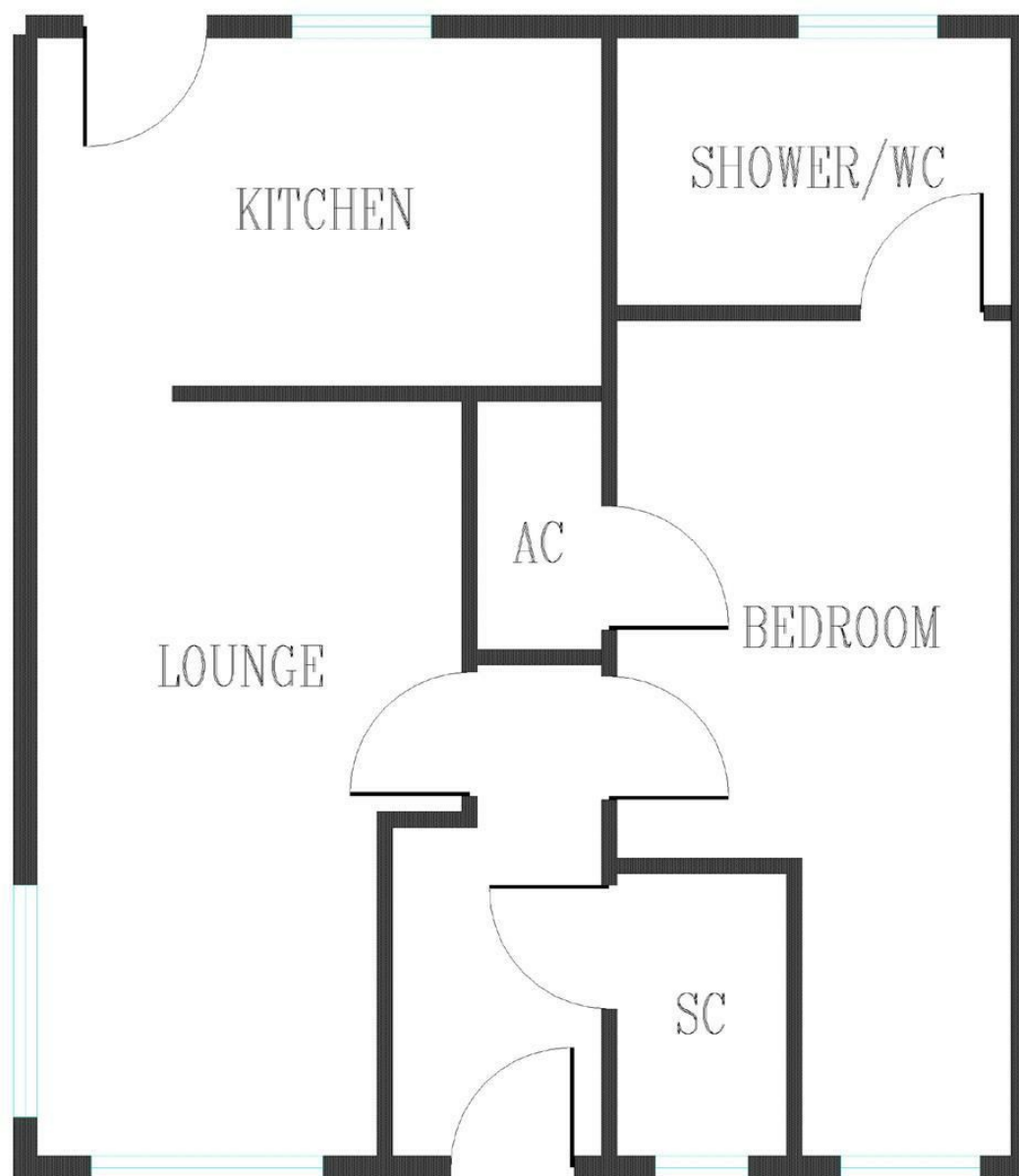
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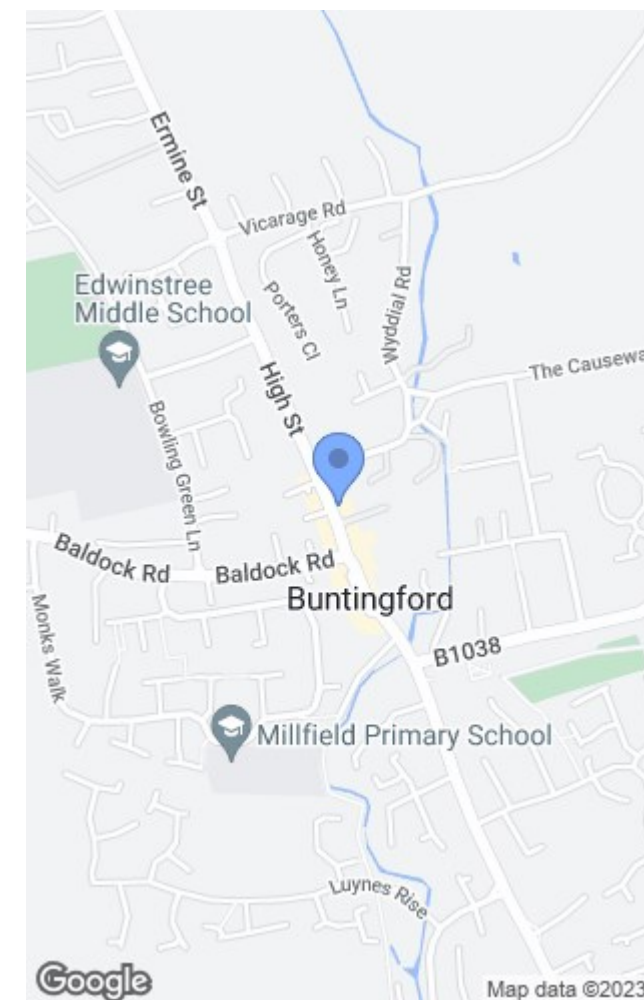








These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended 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 checked.



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>		<b>89</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>	<b>65</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
England & Wales		EU Directive 2002/91/EC	England & Wales

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