



£235,000

Tylers Close, Buntingford

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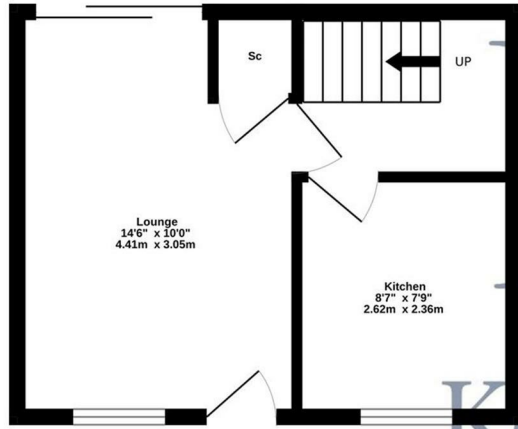
# Tylers Close, Buntingford, SG9 9SJ

Keith Ian are pleased to offer for sale a realistically priced ONE BEDROOM FREEHOLD house, in need of updating and modernisation in areas. The property is offered with NO UPWARD CHAIN and comprises Lounge with access to South facing garden, Kitchen, Bedroom, Bathroom Wc, Gas central heating, Double glazing and Allocated parking space.

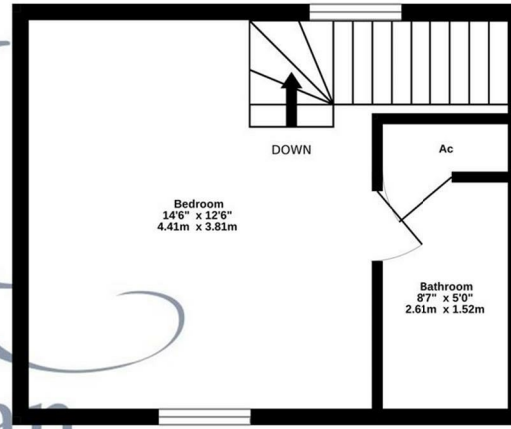
## Agents Note

Council Tax Band C £1,894.09 Subject to Change

Ground Floor  
257 sq.ft. (23.9 sq.m.) approx.

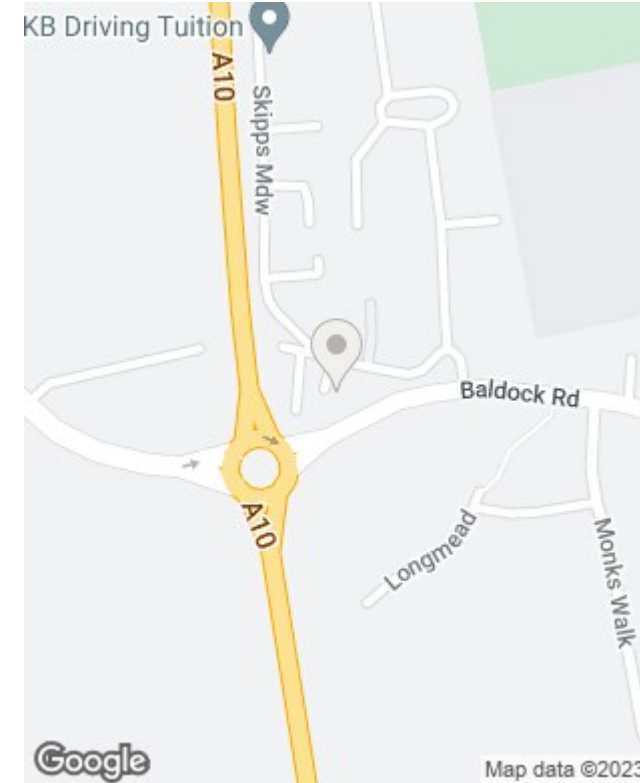


1st Floor  
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA: 514 sq.ft. (47.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



