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ESTATE AGENCY

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20 Bridgefoot, Buntingford, SG9 9HL

Offers Invited £389,995

Offered Chain Free... A Three-Bedroom Home with Garage & Garden – Modernisation Opportunity

Located in a quiet cul-de-sac just a short walk from Buntingford High Street, this three-bedroom property offers an exciting opportunity for modernisation and personalisation.

The home benefits from off-street parking and a large single garage, which (subject to planning permission) presents excellent potential to be incorporated into the main living space. Inside, the property features three generously sized bedrooms, a spacious lounge, and a sunny rear garden—ideal for family living.

With scope to renovate and reconfigure, this property is perfect for those looking to create a bespoke family home in a sought-after location.

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LOUNGE 13'7" x 12'10" (4.15 x 3.93)



CONSERVATORY 11'10" x 5'4" (3.63 x 1.63)



KITCHEN/DINING ROOM 17'1" x 9'0" (5.21 x 2.75)



PRINCIPAL BEDROOM 13'6" x 9'7" (4.13 x 2.94)



GROUNDFLOOR SHOWER ROOM 8'7" x 5'0" (2.64 x 1.54)



BEDROOM TWO 12'2" x 7'4" (3.71 x 2.26)



BEDROOM THREE 9'1" x 8'10" (2.79 x 2.71)



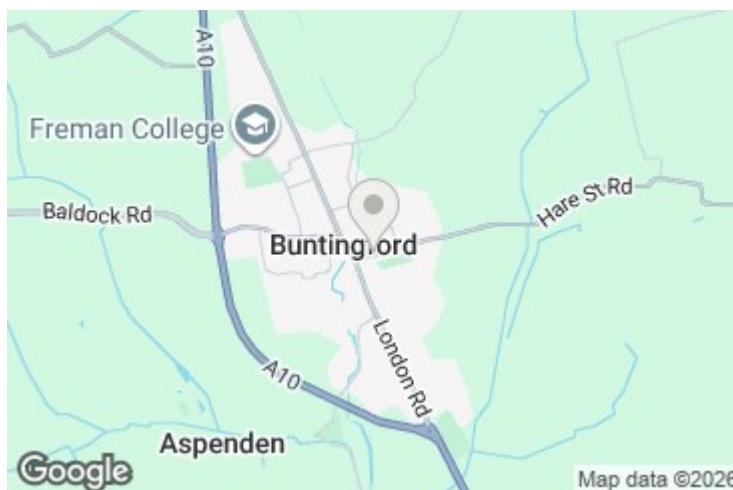
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

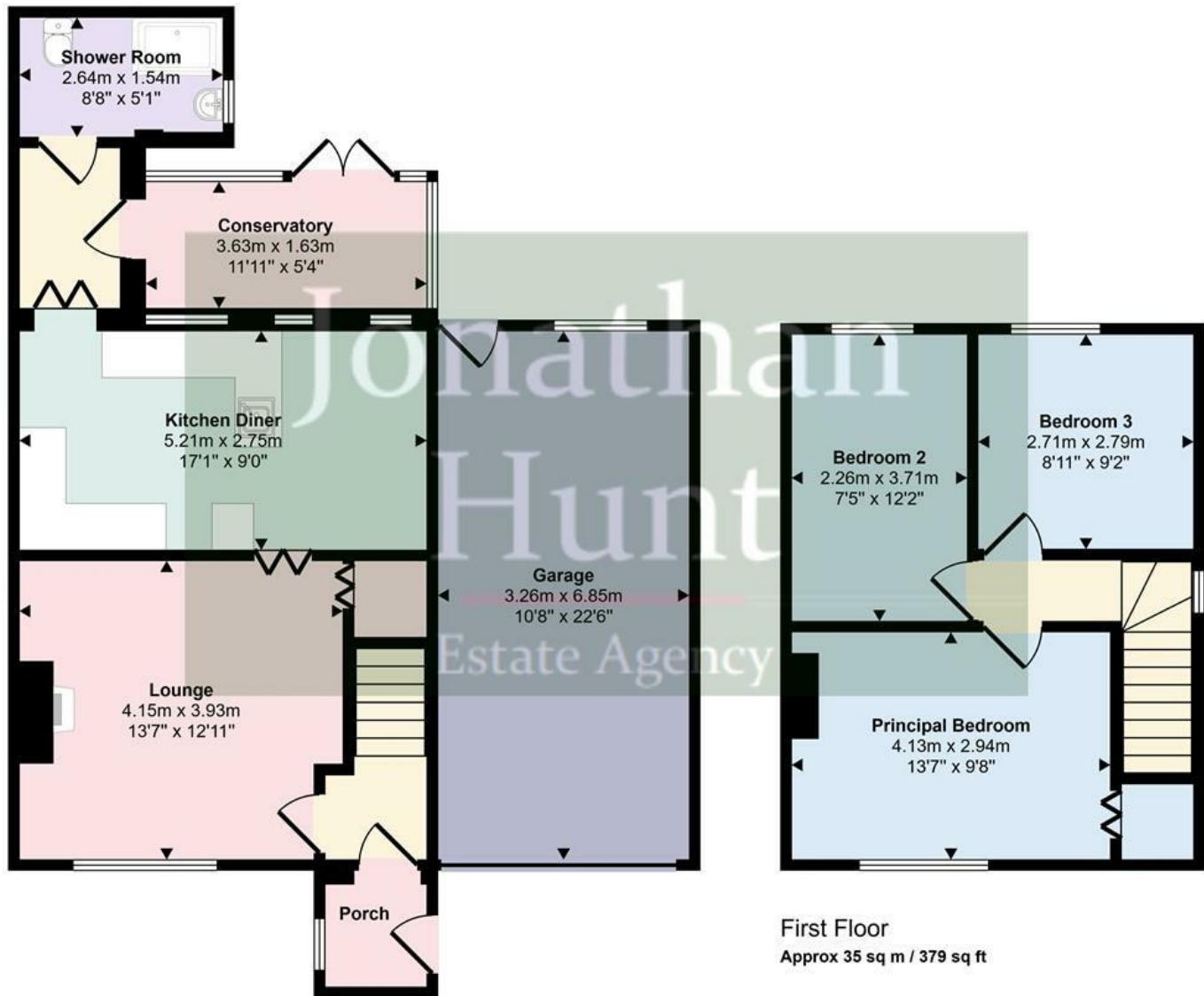
GARAGE 22'5" x 10'8" (6.85 x 3.26)



REAR GARDEN



Approx Gross Internal Area
112 sq m / 1203 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.