



Oliver Minton
Sales & Lettings

**83 Fairfield,
Buntingford, Herts
SG9 9NZ**

Asking Price £449,950

A well presented three bedroom family home situated in a very popular cul de sac location in a mature residential area within walking distance of the town centre and well regarded schools. The property features spacious open plan living, modern kitchen, cloakroom, UPVC double glazing, mains gas central heating to radiators, front low maintenance garden, secluded courtyard style rear garden, en bloc garage and off street parking.





Entrance Hall

Obscure window to front, door to

Cloakroom

Obscure window to front, low level wc, wash hand basin, tiled splashback, tiled floor.

Lounge/Diner 8.75 x 4.77 (28'8" x 15'7")

Window to front, radiator, wood effect flooring, double doors with glazed side panels to rear, stairs to first floor, opens through to kitchen.

Kitchen 3.30 x 2.60 (10'9" x 8'6")

Fitted with a range of wall and base units with work surface above, stainless steel one and a half bowl sink and drainer. Integrated fridge/freezer, washing machine and dishwasher. Built in Neff electric oven with hob above and extractor fan, wood effect floor, window to rear, inset ceiling lights.

First Floor

Landing

Airing cupboard with shelving housing gas combination boiler.





Bedroom One 4.25 x 2.83 (13'11" x 9'3")

Window to front, radiator, built in wardrobes to one wall.

Bedroom Two 3.34 x 2.83 (10'11" x 9'3")

Window to rear, built in wardrobes, radiator.

Bedroom Three 3.16 x 2.00 (10'4" x 6'6")

Window to front, radiator.

Shower Room 2.34 x 2.00 (7'8" x 6'6")

Walk in shower cubicle, vanity wash hand basin, low level wc, part tiled walls, tiled floors, radiator, obscure window to rear.

Outside

Front Garden

Artificial lawn, pathway leading to entrance door, outside tap.

Rear Garden

Courtyard style garden, timber shed with power, outside tap, rear access gate leading onto Aspenden Road and to the front of the properties.

Garage/Parking

Garage en bloc opposite property with space for up to two vehicles in front.

Agents Notes

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

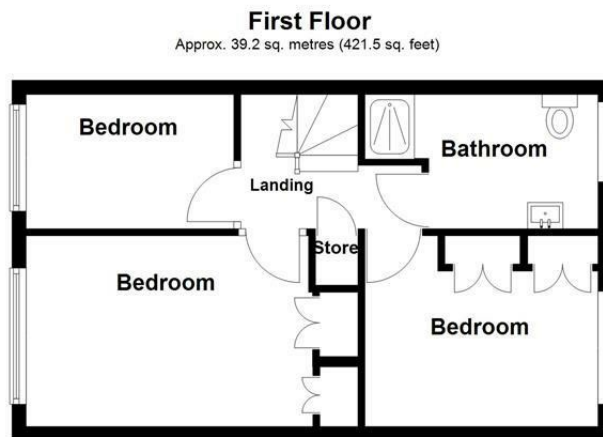
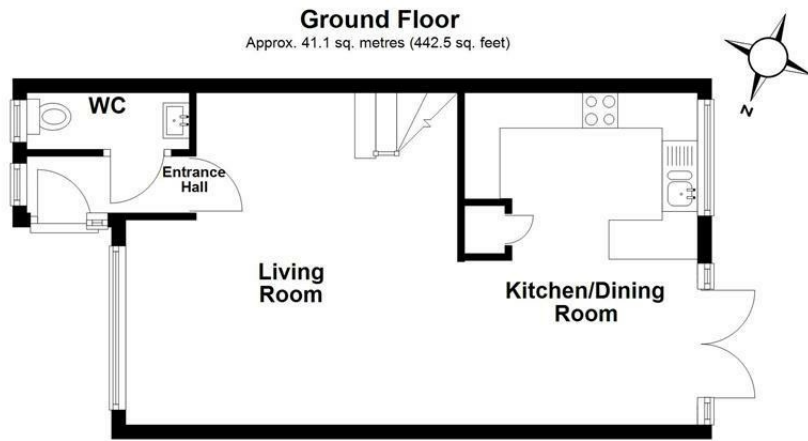
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Total area: approx. 80.3 sq. metres (864.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Fairfield

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:


Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

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Email: puckeridge@oliverminton.com

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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 

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