

Rowland Hill Court, Baldock Road, SG9 9BJ
Buntingford

kings GROUP



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Kings Group are DELIGHTED to market this TWO BEDROOM MAISONETTE situated in the heart of BUNTINGFORD town.

LEASE HAS BEEN AGREED TO GO AHEAD - £30,000

The property is comprised of two double bedrooms, a good sized practical kitchen, a spacious lounge, a family bathroom with a double length shower cubicle, a communal garden shared between four properties and an allocated parking space for one car.

Buntingford is a charming market town in East Hertfordshire, renowned for its quaint village atmosphere, beautiful countryside, and excellent transport links. The town has a rich history, with picturesque streets lined with period properties, independent shops, and cozy cafés, creating a warm and welcoming community vibe.

The area boasts a variety of amenities, including local supermarkets, traditional pubs, and eateries that cater to a range of tastes. Families are well served by several local schools, with both primary and secondary options available within a short distance. The town also has various recreational facilities, including parks, walking trails, and sports clubs, making it ideal for those who enjoy an active lifestyle.

Buntingford's beautiful surrounding countryside, part of the East Hertfordshire district, provides endless opportunities for outdoor activities. Whether it's taking a leisurely stroll along the River Rib, exploring the nearby woodlands, or enjoying the local farmer's market, there's something for everyone to enjoy.

Garden Maintanence - £40 every 3 months

£210,000









- TWO BEDROOM MAISONETTE
- ALLOCATED APRKING FOR ONE CAR
- SITUATED WITHIN THE HEART OF BUNTINGFORD TOWN CENTRE
- LOCAL PROXIMITY OF GREAT PRIMARY AND SEOCNDARY SCHOOLS
- *EXTENEDED LEASE*
- COMMUNCAL GARDEN ACROSS 4 DIFFERENT PROPERTIES
- LOCAL BUS STOPS AND OTHER FORMS OF PUBLIC TRNASPORT NEARBY
- COUNCIL TAC BAND C

Entrance Hall
Carpeted flooring, Gas/electric meter cupboard, stairs leading to first floor with stair lift

Lounge 12'3 x 12'9 (3.73m x 3.89m)
Double glazed window at rear aspect, Double radiator, Carpeted flooring, Phone point, TV aerial point, Power points, Coved ceiling

Kitchen 7'5 x 11'6 (2.26m x 3.51m)
Double glazed window at front aspect, Single radiator, Lino flooring, Tiled walls, Integrated oven with electric hob, Hood extractor fan , Space for fridge freezer, Plumbing for washing machine, Power points

Bathroom 5'5 x 7'8 (1.65m x 2.34m)
Double glazed windows at side aspect, Carpeted flooring, Extractor fan , Double walk in shower cubicle, Wash basic with mixer tap and vanity unit under, Low level WC, Tiled walls

Bedroom One 11'2 12'9 (3.40m 3.89m)
Double glazed window at rear aspect, Single radiator, carpeted flooring, Fitted wardrobes, Power points

Bedroom Two 8'6 x 11'3 (2.59m x 3.43m)
Double glazed window at front aspect, Single radiator, Carpeted flooring, Fitted wardrobes, Built in storage cupboard, Power points









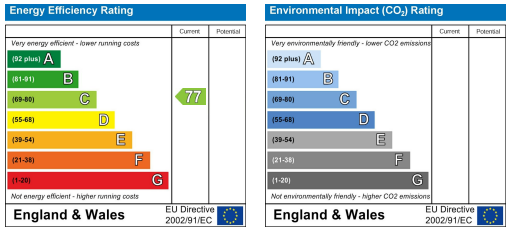




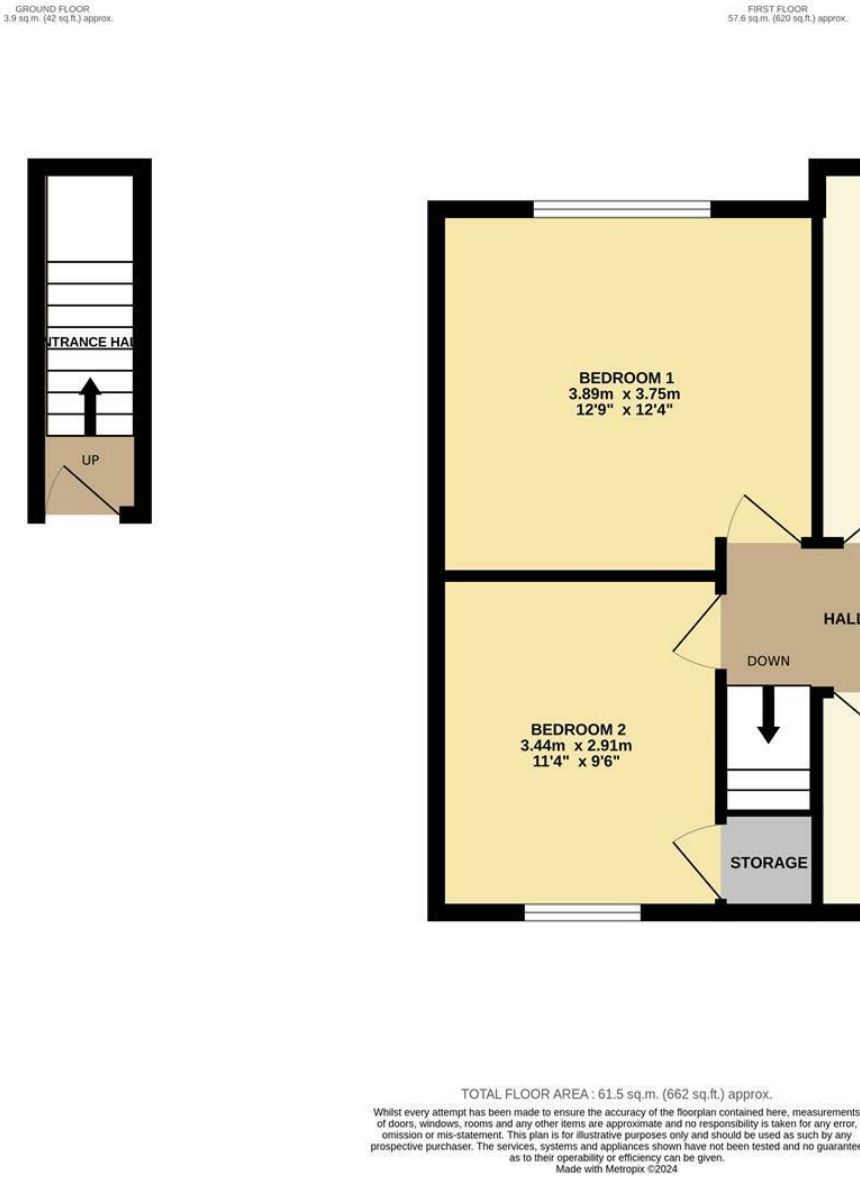












TOTAL FLOOR AREA : 61.5 sq.m. (662 sq.ft.) approx.

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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