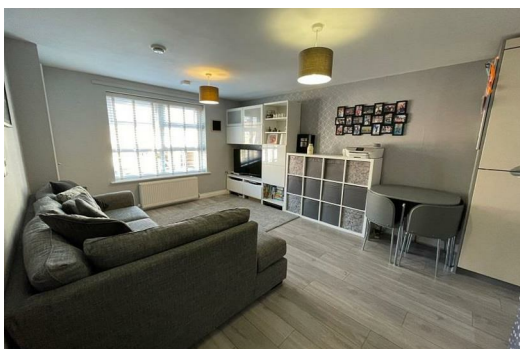




## 31 Crouch Gardens | Buntingford | SG9 9FL

**Asking Price £135,000**

Chris Dellar Properties are very pleased to offer A SHARED OWNERSHIP first floor apartment presented in excellent decorative order throughout. This property is available on a part buy / part rent basis in conjunction with Network Homes with a 50% share available to buy. Accommodation comprises two bedrooms, lounge/dining room, fully fitted Kitchen, en-suite shower room and family bathroom. The benefits include gas fired central heating, uPVC double glazed windows, fitted storage and one allocated parking space. NO UPPER CHAIN !



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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Herts, SG9 9AH

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[www.chrisdellar.co.uk](http://www.chrisdellar.co.uk)

### Communal Entrance

Entryphone system. Communal hallway. Stairs to first floor landing. Entrance door to:

### Reception Hall

Radiator. Deep walk-in storage cupboard. Second storage cupboard containing Titon air circulation unit and linen shelving. Fitted floor carpet. Doors to all rooms.

### Kitchen/Lounge/Diner

**20'8 x 12'0 + door recess (6.30m x 3.66m + door recess)**

uPVC double glazed window to front with bespoke blinds. High gloss wall & base units incorporating roll top work surfaces, stainless steel single drainer sink unit with mixer tap and tiling to splashback area. Integrated electric oven with grill, four ring ceramic hob and stainless steel extractor hood. Integrated washer/dryer, dishwasher and fridge/freezer. Cupboard housing gas fired boiler. Double radiator. Wood laminate flooring in kitchen area. Ceiling spotlights.

### Bedroom One

**12'0 x 8'7 + door recess (3.66m x 2.62m + door recess)**

uPVC double glazed window to front with bespoke blinds. Radiator. Door to:

### En-suite Shower Room

Suite comprising enclosed double length shower cubicle with wall mounted mixer shower, pedestal wash hand basin and low flush WC. Heated towel rail/radiator combination. Ceramic tiles to wall & floor. Extractor fan.

### Bedroom Two

**11'6 x 7'5 (3.51m x 2.26m)**

uPVC double glazed to front with bespoke blinds. Radiator.

### Family Bathroom

Three piece white suite comprising panel enclosed bath with mixer tap & shower attachment, pedestal wash hand basin, low flush WC. Heated towel rail/radiator combination. Ceramic tiles to wall & floor. Extractor fan.

### Allocated Parking

One allocated parking space.

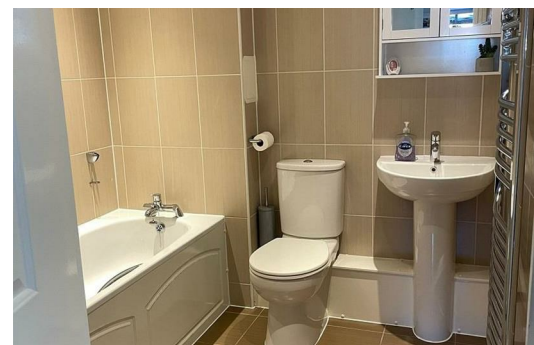
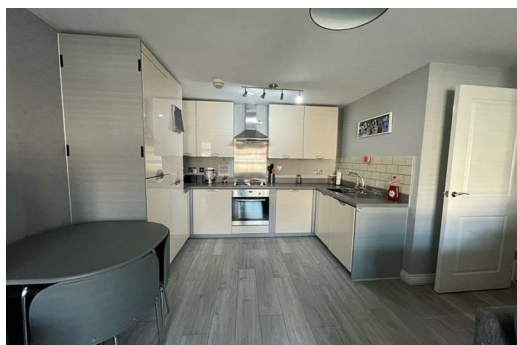
### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely on information given by Solicitors on these matters. Measurements are approximate & are only intended to provide a guide.

### Energy Performance Certificate

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			
(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			
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