



**19b Paddock Road | Buntingford | SG9 9EX**

**Asking Price £249,995**

RARELY AVAILABLE, FREEHOLD, first floor maisonette with two double bedrooms, a luxury four piece bathroom and Howden kitchen with integrated appliances. Benefits include gas fired central heating, uPVC double glazing and allocated parking. The property is within walking distance of all the town's pubs, cafes, restaurants and other amenities. IDEAL PURCHASE FOR FIRST TIME BUYERS !



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

58a High Street, Buntingford,  
Herts, SG9 9AH

**T** 01763 272605

**E** enquiries@chrisdellar.co.uk

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

## Composite Front Door

Leading to:

## Entrance Hall

Staircase to first floor landing with inset downlights to steps.

## Landing

uPVC double glazed window to side. Built-in cloaks cupboard. Access to fully boarded loft space with light. Doors off.

## Living Room

**16'2 x 10'11 (4.93m x 3.33m)**

uPVC double glazed window to side. Feature fireplace. Radiator. Door to bedroom one. Opening to:

## Kitchen

**8'10x 7'10 (2.69mx 2.39m)**

uPVC double glazed window to front. Howden wall & base units incorporating quartz work surfaces with display cabinets, single drainer sink unit & mixer taps. Integrated AEG electric oven with grill and inset AEG four ring induction hob with extractor hood over. Integrated fridge/freezer, washing machine & dishwasher. Porcelain floor and splash-back tiling. Inset downlights. Cupboard containing wall mounted gas fired boiler.

## Bedroom One

**13'2 x 8'8 (4.01m x 2.64m)**

uPVC double glazed window to side. Radiator.

## Bedroom Two

**10'10 x 10'10 (3.30m x 3.30m)**

uPVC double glazed window to rear. Radiator. Fitted bulkhead cupboard.

## Luxury Bathroom

**7'7 x 5'6 (2.31m x 1.68m)**

uPVC double glazed window to side with obscure glass. Four piece bathroom suite comprising rolltop "slipper" bath with hand-held shower attachment, pedestal wash hand basin, corner mounted shower cubicle and low flush WC. Porcelain floor and splash-back tiling. Chrome heated towel rail. Extractor fan.

## EXTERIOR

Outside store.

## Allocated Parking

For one vehicle.

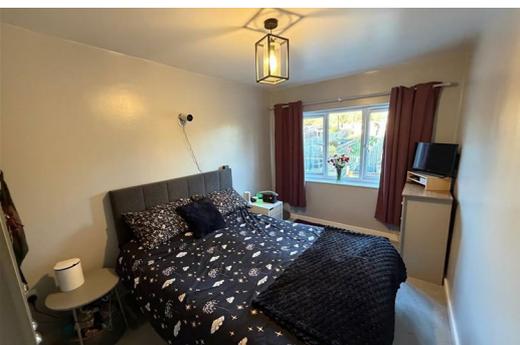
## Disclaimer

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