



Bridgefoot | Buntingford | SG9 9HL

Asking Price £345,000

Completely updated inside and out, this extended two double bedroom mid terraced house, situated in a quiet cul de sa, close to the town centre, benefits from gas fired central heating, modern Worcester boiler, good size kitchen/diner, downstairs WC, utility room and first floor bathroom with four piece white suite. Externally there is off street parking to the front and a Westerly facing 60 ft. rear garden mainly laid to lawn with storage shed/workshop and pergola. VIEWING HIGHLY RECOMMENDED!



CHRIS DELLAR
PROPERTIES

Your estate agent

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Pathway to front door with stained glass insert leading into:

Porch

Upvc double glazed window to side. Porelain floor tiles. Wall mounted coat hooks. Partially glazed door to:

Inner Hallway

Staircase to first floor. Wood laminate effect vinyl floor covering. Radiator. Door to:

Sitting Room

13'8 x 13'5 (4.17m x 4.09m)

Upvc double glazed bow window to front. Double radiator. Good size understairs storage cupboard. Feature fireplace with log effect electric fire. Gas point. Door to:

Kitchen/Diner

16'5 x 7'10 (5.00m x 2.39m)

Refurbished, with painted wood, wall and base units incorporating wood block style worksurfaces, drawers and a white ceramic sink with swan neck mixer tap. Tiling to splashback areas. Belling cooking range with seven burners, two electric ovens, grill and warming draw. Space & plumbing for dish washer. Space for fridge/freezer. Vinyl floor covering. Upvc double glazed window to rear with views over garden. Fitted bench type seating with fabric covering. Folding door to:

Utility Room

13'3 x 5' (4.04m x 1.52m)

Upvc door to rear garden. Upvc double glazed window to rear. Wall mounted gas fired boiler. Work surface with base cupboard beneath. Radiator. Plumbing & space for washing machine. Door to:

Cloakroom/ WC

Refurbished suite comprising vanity unit with inset white wash hand basin and low flush WC. Vinyl floor covering. Inset downlights. Extractor. Wall mounted cabinet.

First Floor Landing

Loft hatch. Inset downlights. Doors to bedrooms and bathroom.

Bedroom One

10'7 x 10'7 (3.23m x 3.23m)

Upvc double glazed window to front. Radiator. Walk-in cupboard with window to front.

Bedroom Two

11'1 x 7'2 (3.38m x 2.18m)

Upvc double glazed window to rear. Radiator.

Bathroom

8'9 x 8'0 (2.67m x 2.44m)

Upvc double glazed window to rear with obscure glass. White suite comprising panel enclosed bath with mixer tap. pedestal wash hand basin and low flush WC. Separate shower cubicle with rain water shower head. Ladder style radiator. Tiling to splashback areas. Extractor fan.

Front

Off street parking for one vehicle.

Rear Garden

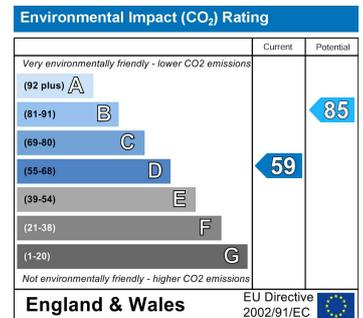
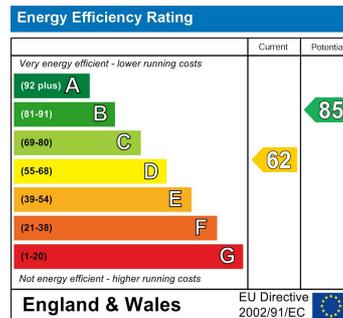
approx 60'0 (approx 18.29m)

Westerly facing garden mainly laid to mature lawn with pathway leading to rear pedestrian access (with short walk to town centre). Storage shed/workshop with light & power connected. Patio. Pergola with light & power. Outside tap.

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



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