



Hill View

Rushden, Buntingford,
Hertfordshire, SG9 0SJ
Offers in excess of £375,000

COUNTRY PROPERTIES
PART OF HUNTERS

A three bedroom semi-detached home in need of modernisation throughout located in the small village of Rushden, Buntingford. The property is offered chain free with separate kitchen and dining room, a good size rear garden and attractive front garden with driveway for off road parking and wonderful views.

Offers should be submitted in writing or by email using the tender form to: Davies King Chartered Surveyors, 5 Gernon Walk, Letchworth Garden City, Herts SG6 3HW. Email daviesking@talk21.com. 01462 484272. Please make all offers for the attention of Stuart King BSc MRICS marked '7 Hill View, Treacle Lane, Rushden, Buntingford SG9 0SJ'

The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful tenderer will have to agree to exchange contracts within a maximum of 6 weeks following acceptance of their offer and complete the purchase within a maximum of 4 weeks thereafter.

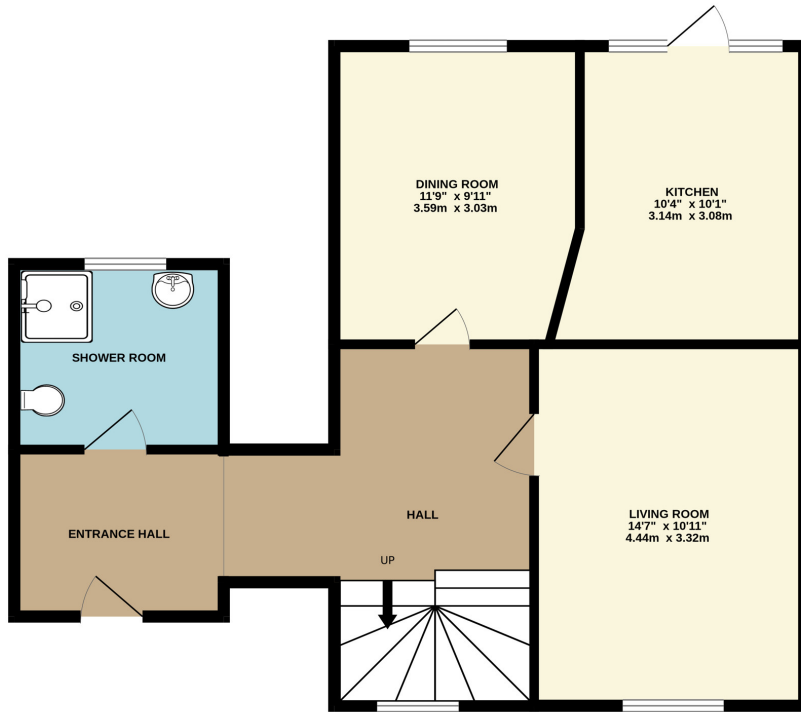
All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. The vendors are not bound by this offer and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The vendors, at their absolute discretion, do not bind themselves to accept the highest or any offer submitted and reserve the right to enter into negotiations with any party.

- A three bedroom semi-detached house
- In need of modernisation throughout
- Good size rear garden
- Wonderful views to the front
- Non traditional construction
- Chain free

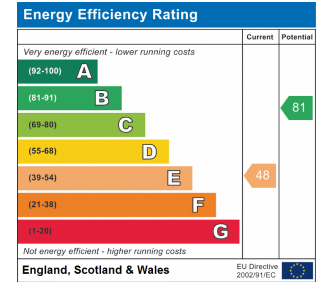
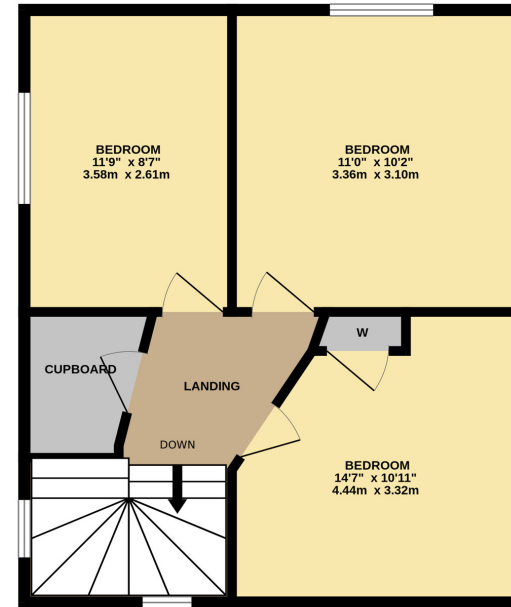




GROUND FLOOR



1ST FLOOR



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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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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