



2 Hills House

Keen Avenue, Buntingford,
Hertfordshire, SG9 9GT

Leasehold - OIEO **£260,000**

country
properties

Immaculately presented throughout, this turnkey home features a spacious entrance hallway leading to a bright and airy lounge, with the modern kitchen conveniently set just off the main living space. The property offers two well-proportioned bedrooms, including a principal bedroom complete with its own stylish en-suite shower room. A contemporary family bathroom, and ample built-in storage further enhance the space.

Externally, the apartment enjoys the added benefits of a private patio garden which is accessed from the lounge via French doors—perfect for relaxing, and allocated parking.

Accommodation

Entrance Hall

Doors to all rooms, large storage cupboard.

Bathroom

7' 4" x 5' 5" (2.24m x 1.65m) – Bath, low level W/C, wash hand basin, tiling to all splash back areas, tiled floor, heated towel radiator. Ceiling spots.

Kitchen

5' 8" x 9' 5" (1.73m x 2.87m) – A range of wall and base units to include cupboards and drawers with complimenting work surface over. Inset 11/2 bowl stainless steel sink with mixer tap over. Built in oven and hob, space for fridge freezer, tiled floor, ceiling spots. Leading in to:

Lounge Diner

13' 0" x 16' 2" (3.96m x 4.93m) – Radiator, French doors to rear.

Main Bedroom

7' 5" x 13' 11" (2.26m x 4.24m) – Radiator, 2 windows to rear aspect, built in wardrobes. Door to:

En-suite

7' 2" x 4' 4" (2.18m x 1.32m) – Large walk in shower, low level WC, wash hand basin, heated towel radiator, tiled splash back areas and tiled floor. Ceiling spots.

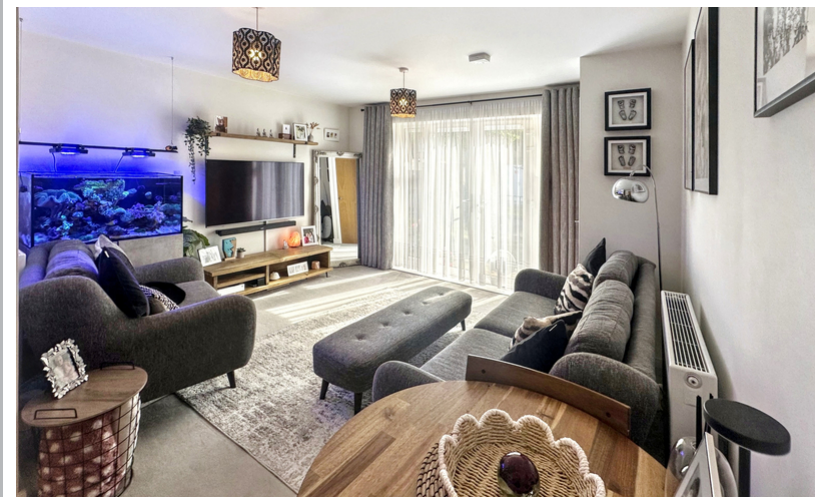
Bedroom Two

9' 3" x 11' 1" (2.82m x 3.38m) – Radiator, window to rear aspect,

External

Rear Garden

Private patio garden.



Allocated parking

Agent's Notes

LEASE DETAILS

Term - 242yrs remaining

Service Charge - £1602.31 PA

Ground Rent - £0

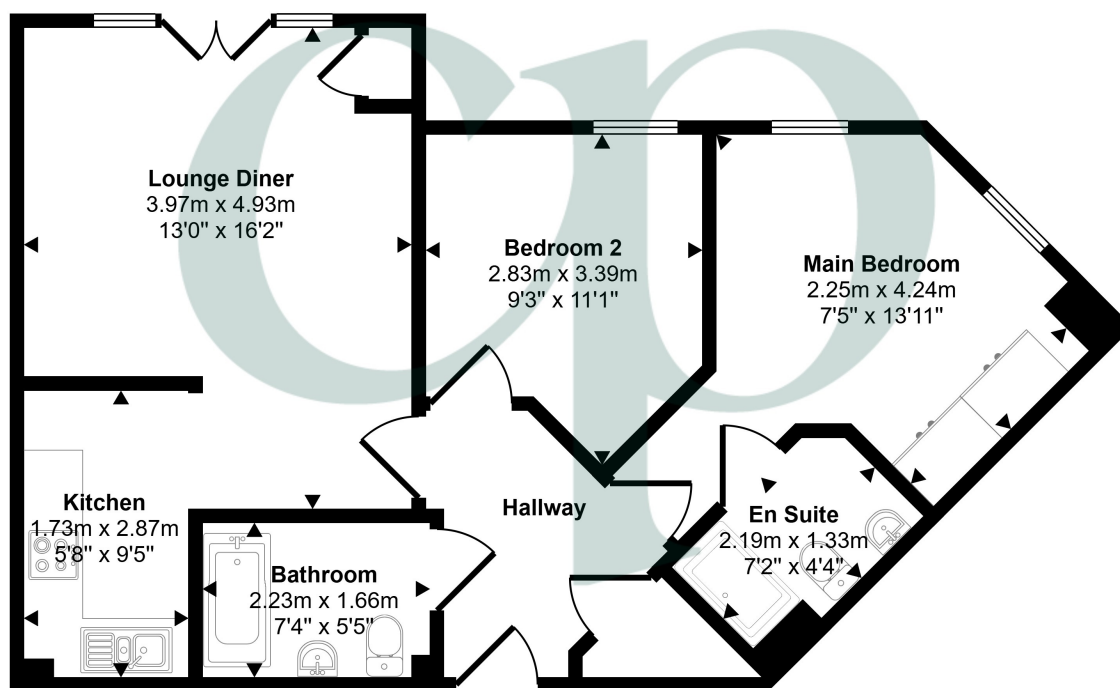
BUNTINGFORD

Buntingford is a small market town located in the county of Hertfordshire, England. The town is situated on the River Rib and is surrounded by beautiful countryside. Buntingford has a rich history dating back to the Roman times, and there are many historic buildings and landmarks to explore in the town. One of the most notable landmarks is the Buntingford almshouses, which were built in the 17th century and are still in use today.

Buntingford is a vibrant town with a strong sense of community. There are many local events and festivals throughout the year, including the Buntingford Carnival and the Buntingford Christmas Fayre. The town also has a range of independent shops, cafes, and restaurants, as well as a weekly market. Buntingford is a popular destination for walkers and cyclists, with many scenic routes to explore in the surrounding countryside.



Approx Gross Internal Area
57 sq m / 617 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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, Scotland & Wales	83	83
	EU Directive 2002/91/EC	

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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