

- Virtual Reality 360° Tour Available
- Two Double Bedrooms
- Outstanding Condition
- Walking Distance to Buntingford
- First Floor Bathroom
- Ideal Investment/First Time Purchase
- Close to Countryside Walks
- Easy Access to the A10
- Laminate Flooring

MILL CLOSE, BUNTINGFORD

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VIRTUAL REALITY 360° TOUR AVAILABLE Ensum Brown are pleased to offer for sale this fantastic two double bedroom mid terrace property with first floor bathroom located in a highly desirable part of Buntingford. The owner has really made this house a home with nothing left to be done!

ASKING PRICE OF
£320,000

Ware
01920 412200

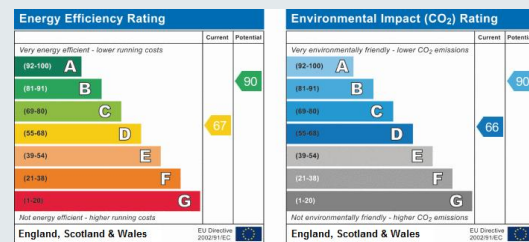
110 High Street, Ware, Hertfordshire, SG12 9AP

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



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PROPERTY INSIGHT

As you approach Mill Close you will see the current vendor has recently had the front garden re-cobbled stoned to give great curb appeal with low maintenance. On entering the house you walk into the lounge which has a bright double glazed front aspect window with radiator below, tasteful light laminate flooring, stairs to first floor landing, access to the kitchen and storage below the stairs. The kitchen is really charming with a real country feel to it, tiled flooring, double glazed doors and window with direct access to the garden, a range of base and wall units, large butlers sink, four ring gas hob with stainless steel extractor fan above, space white goods and space for table and chairs. The Garden is immaculate with a patio pathway to the rear where bins can be put out, adequate grassed area with plants along the borders.

The first floor landing gives access to the two double bedrooms and bathroom. The master faces the rear with fitted cupboards to the side, double glazed window to rear with radiator below and laminate flooring. The second bedroom has the front aspect with a double glazed window with radiator below and again laminate flooring. The bathroom is stunning! really nice choice of wall and floor tiles along with panel bath with double wall mounted shower attachment and vintage style wc and hand wash basin.

All in all this is a superb property in a great location that can be moved into straight away, an internal inspection is a must.

LOCATION - BUNTINGFORD

Buntingford is a small market town in the civil parish of East Hertfordshire and lies just off the A10 linking Cambridge and north London. Buntingford is a growing town with a population of over 5000 and growing. There has been a significant level of development in recent years, which brings with it great support for the popular high street which is full of some fantastic independently owned and run local shops. There are a range of shops, cafes and bars, something for everyone. You have all the local amenities you may need, doctors, dentists and food superstore as well as a number of community groups for all ages.

Buntingford uses a three-tier school system. There are four schools in Buntingford; Freman College (an Upper School and Sixth Form, Edwinstree Church of England E Middle School Layton First and Milfield First School, a small nursery. There are also a number of private schools with easy driving distance of the town.

As mentioned, Buntingford lies just off the A10, but it is also ideally located for other major road networks such as the A1M, just a half an hour drive to London Stansted airport and also close to several major nation rail stations with direct links to London Kings Cross and Liverpool Street, ideal if you are a commuter. If you want to visit other local towns you are very central to Royston, Stevenage, Bishop Stortford, Ware and Hertford. The city of Cambridge is also only around 45 minutes' drive away. It really is superbly located and you are also surrounded by some beautiful Hertfordshire countryside.

One last thing, we can't forget to mention, the 'World Sausage Tossing Championship' has taken place at The Countryman Inn, in Chipping near Buntingford, every August since 2014. Take a visit to Buntingford today, you may not want to leave!

