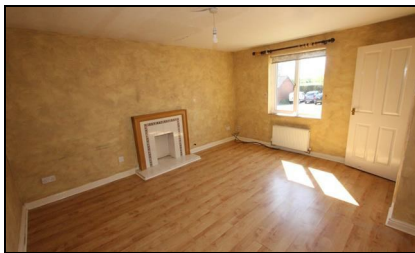




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The beautifully simple new way to sell your home

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## Peasmead, Buntingford

An end-of-terraced house with a pleasant garden, garage and parking in a quiet cul-de-sac that's in need of internal modernisation.

**£345,000**

01992 87 85 80

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### Overall Description

This end-of-terraced house was built by Bovis and has the potential to make a really comfortable home, but just needs full internal modernisation and some TLC to bring it back to its former glory. The house has an entrance hall leading to a good-sized sitting room, with a dining room and kitchen to the rear, although new owners may decide to knock the latter into one room or even extend to the rear (all subject to the usual permissions). Upstairs there is a landing leading to the master bedroom with en-suite and a pleasant aspect to the front looking across to the fields opposite. The second bedroom is also a double and the bathroom is currently configured as a wet room but has space for a bath should you so wish. The property has pleasant gardens, a small manageable one to the front and a really pleasant back garden, with side access, that has been attractively landscaped and even has room for raised vegetable beds and a garden shed. To the front of the property is a garage en-bloc with parking space in front and there is visitors parking along the road. To watch our Virtual Video Guided Tour please search for "21 Peasmead" on You Tube. We will be holding an Open House for this property from 10am on Saturday the 14th May so please call to book a time slot. The property is being sold with no forward chain.

### Location

The property is located in Buntingford, a small bustling market town (the smallest in Hertfordshire) situated on the old A10 London to Cambridge Road, which was originally the Roman Ermine Road. This picturesque town has a good range of local amenities, all within walking distance, including a supermarket, shops, pubs, restaurants, etc. It also has good local schools including the Freman College and Millfield First School as well as a range of local sports clubs including a football club and swimming pool, so is a great place for young families wanting a more rural lifestyle. There is even an area of parkland just opposite the entrance to the road and plenty of excellent footpaths and bridleways in the area. The town is well positioned for commuting south to London or north to Cambridge via the A10 and there are rail links to London from either Royston, Stevenage or Ware. The town is surrounded by beautiful Hertfordshire countryside so ideal for keen walkers or cyclists.

### Accommodation

Steps lead up to the porch and front door into the:

#### Entrance Hall 5'7 x 4'1 (1.70m x 1.24m)

Wood-effect laminate floor. Stairs to the first floor.

#### Sitting Room 14'3 x 12'6 (4.34m x 3.81m)

Window to front. Wood-effect laminate flooring. Fireplace with tiled surround/hearth and wooden mantel. TV/FM Radio point. Telephone point. Two radiators.

#### Dining Room 9'8 x 7'9 (2.95m x 2.36m)

French doors to the garden. Wood-effect laminate flooring. Under-stairs storage cupboard with light. Radiator. Archway into the:

#### Kitchen 9'8 x 7'9 (2.95m x 2.36m)

Window to rear overlooking the garden. Kitchen units with roll-top worksurfaces, tiled splash-back and one and a half bowl sink unit. Neff oven with gas hob and extractor above. Space for fridge/freezer. Space for washing-machine and tumble-drier. Wall-mounted gas central-heating boiler. Vinyl floor.

#### First Floor 6'3 x 6'5 (1.91m x 1.96m)

From the hall stairs lead up to the landing. Loft hatch. Airing cupboard with factory-lagged hot water cylinder and wooden slatted shelving.

#### Bedroom One 12'9 widest x 9'11 widest (3.89m widest x 3.02m widest)

Window to front with views to the fields opposite. Recess for double fitted wardrobes. Over-stairs cupboard. TV/FM Radio point. Radiator. Door to:

#### En-Suite Cloakroom 6'4 x 6'5 (1.93m x 1.96m)

Frosted window to front. Low-level wc. Wash-hand basin. Light with shaver socket. Tiled walls. Vinyl floor. Space to fit a shower cubicle. Radiator.

#### Bedroom Two 12' x 9'3 (3.66m x 2.82m)

Window to rear overlooking the garden. Radiator.

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**Shower Room 6'1 x 6'1 (1.85m x 1.85m)**

Frosted window to rear. Designed as a wet room with non-slip floor and electric shower with shower curtain and half-height glass shower screen. Low-level wc. Wash-hand basin. Tiled walls. Radiator. Extractor.

**Outside**

The property has a small front garden from which a gate leads down the side providing shared access to the rear. A second gate leads into the private back garden, a real feature of this property, well-stocked and attractively landscaped. There is a patio by the French doors into the dining room and this leads to a central lawn with rose bushes, flowerbed borders and fencing for privacy. A climber covered pergola leads to the bottom half of the garden with more lawn, raised beds, a blossom tree and GARDEN SHED. Garden Tap. In front of the property is a parking space in front of the GARAGE: 18'1 x 8'2 with garage door and vaulted roof with storage space.

**Services & Other Info.**

Mains water, drainage, gas and electricity. Gas central-heating (boiler serviced Dec 2021 and gas safety certificate completed). Double-glazed windows. TV/FM Radio connected. Telephone line connected.

## Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                             |
|----------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                       |
| (92 plus) <b>A</b>                                 |                            |                                                                                       |
| (81-91) <b>B</b>                                   |                            | <b>86</b>                                                                             |
| (69-80) <b>C</b>                                   | <b>65</b>                  |                                                                                       |
| (55-68) <b>D</b>                                   |                            |                                                                                       |
| (39-54) <b>E</b>                                   |                            |                                                                                       |
| (21-38) <b>F</b>                                   |                            |                                                                                       |
| (1-20) <b>G</b>                                    |                            |                                                                                       |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                       |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |



Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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