



6 The Tannery, Buntingford, SG9 9AR
Offers In The Region Of £240,000



6 The Tannery, Buntingford, SG9 9AR

Spacious Two Bedroom First Floor Maisonette Situated In A Cul-De-Sac Within Ideal Walking Distance Of Buntingford High Street.

The property benefits from being offered chain free, 900+ years remaining on lease, No service charge, Minimal ground rent, Garage En-bloc, Private garden , Two double bedrooms, Bathroom, Kitchen/Breakfast room, Large lounge with recess perfect for desk space, Ample storage throughout.



Entrance Hallway

First Floor Landing

Lounge 15'5"x 10'6" (4.70mx 3.20m)

Kitchen/Breakfast Room 11'9"x 6'10" (3.58mx 2.08m)

Bathroom

Bedroom One 11'2"x 9'10" (3.40mx 3.00m)

Bedroom Two 10'1"x 6'5" (3.07mx 1.96m)

Outside

Private Garden

Garage En-Bloc

Lease Details

Lease Length: 944 years remaining

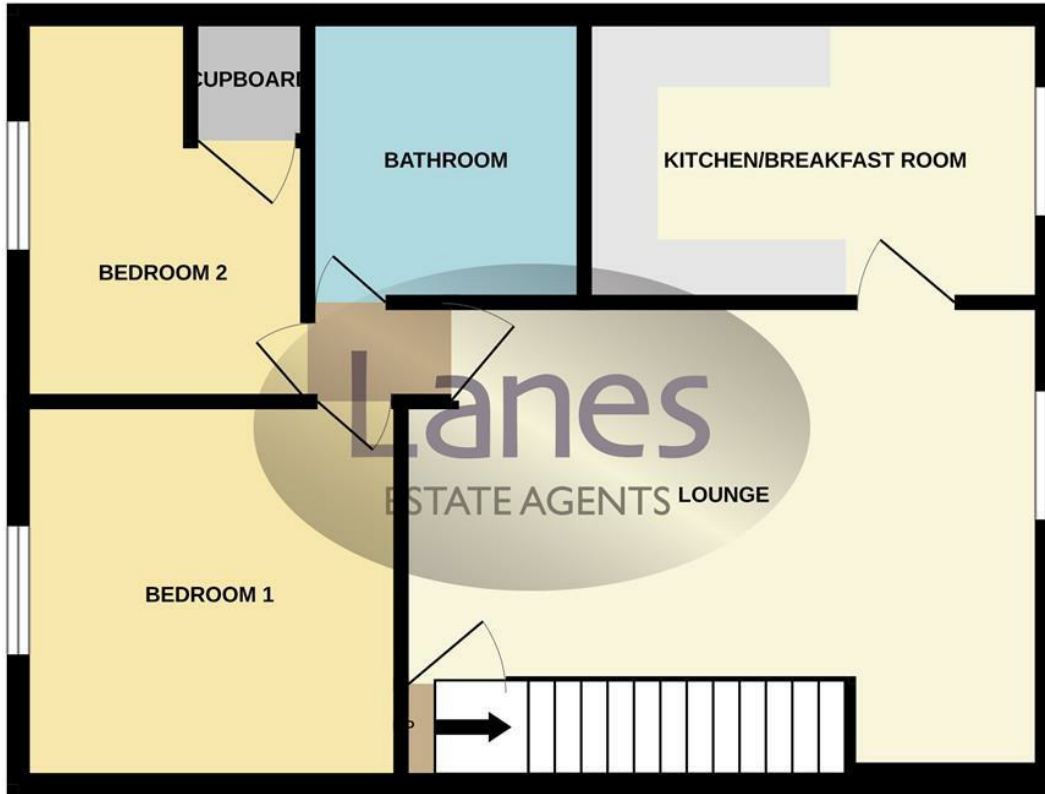
Service Charge: N/A

Ground Rent £12.50PA





GROUND 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.
Made with Metropix ©2024

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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 only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) 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			
		56	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

