

**8 Mucklestone House Keen Avenue,
Buntingford, SG9 9GT
Offers in excess of £255,000**

ma
morgan alexander





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Occupying a delightful peaceful new built development, amidst open countryside approximately a 2-minute drive from Buntingford town centre. Buntingford has a wonderful village atmosphere offering an array of shopping and charming country family pubs.

This 2-bedroom apartment enjoys wonderful views from both bedrooms. The light, bright master bedroom has a beautiful décor throughout, with a modern en suite. Bedroom two offers built in wardrobes with access to the family bathroom. The kitchen is modern with plenty of space for a dining room table. The spacious bright living room also has access to a Juliet balcony.

The property comes with one allocated parking space, and ample visitor spaces.

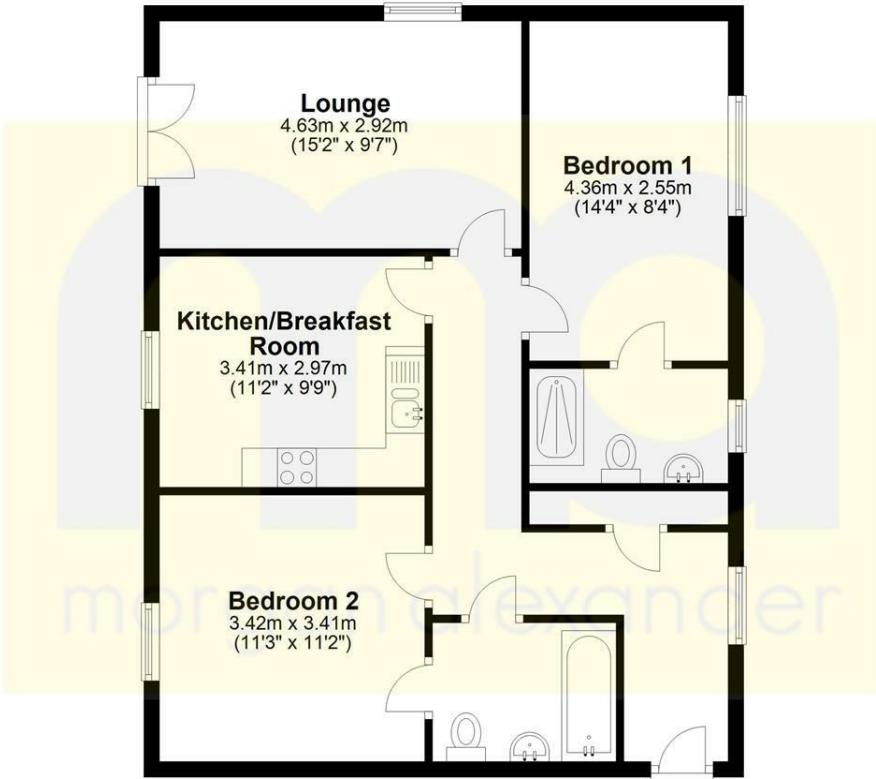
Accommodation
Entrance Hall
Living/Dining Room
Kitchen
Bedroom One





Second Floor

Approx. 69.4 sq. metres (746.9 sq. feet)



Total area: approx. 69.4 sq. metres (746.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

| 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 | | |
| 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 | | |
| EU Directive 2002/91/EC | | |

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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