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10 Pegram Drive, Buntingford, SG9 9XB

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## 40% Shared Ownership - £92,000

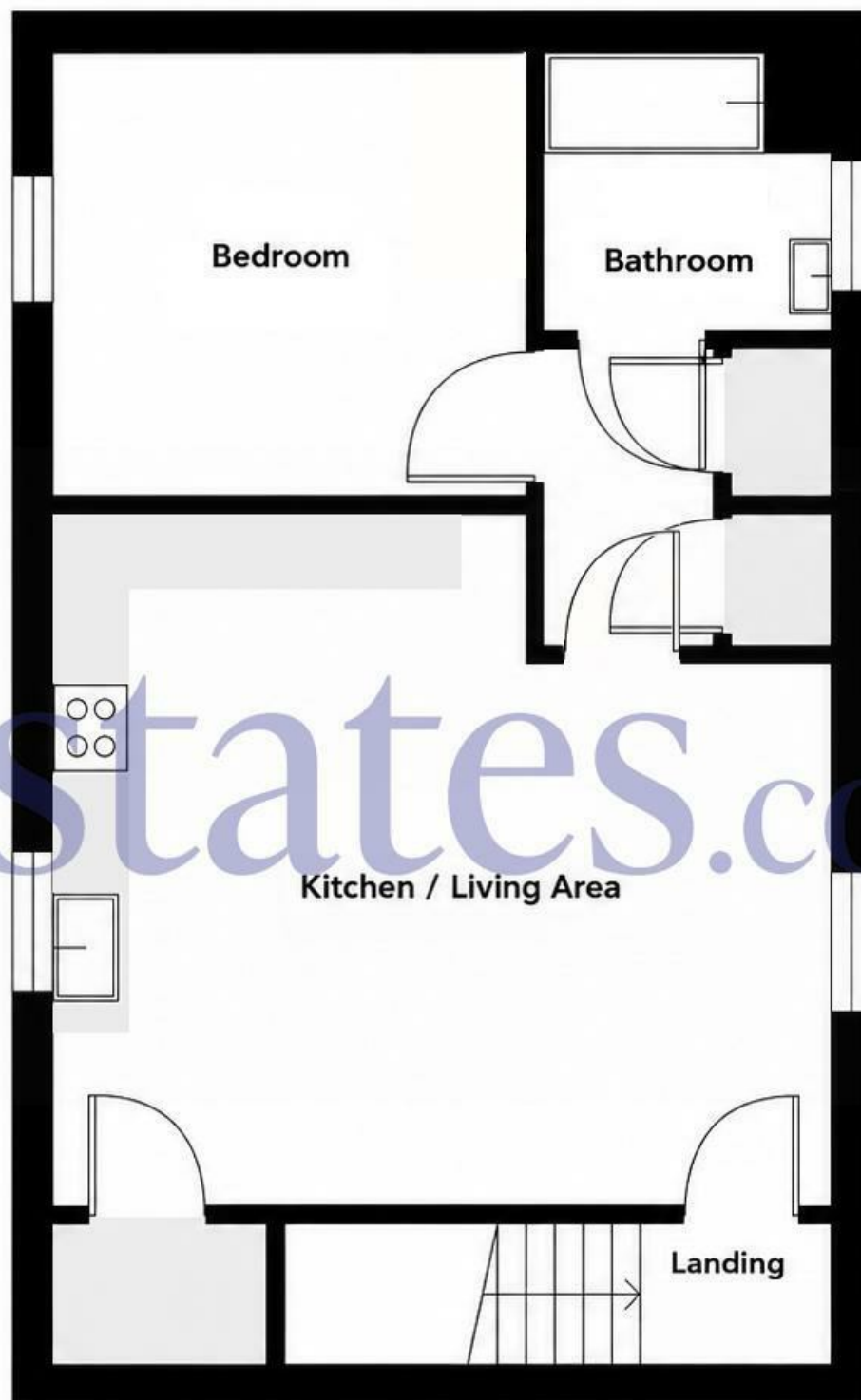
Situated on the highly sought-after Wheatley development in the popular market town of Buntingford, this beautifully presented, nearly new first-floor maisonette offers stylish, low-maintenance living in an excellent location. Available at 40% shared ownership via Hightown Housing Association.

The bright and spacious open-plan living area provides a wonderful space for relaxing, dining and entertaining, with the contemporary fitted kitchen featuring sleek cabinetry and integrated appliances. The generous double bedroom offers a peaceful retreat, while the stylish modern bathroom is beautifully appointed with quality fixtures and fittings.

Externally, the property enjoys access to a shared, well-maintained, west facing rear garden; offering an attractive outdoor space to enjoy during the warmer months. Further enhancing the property's appeal is an impressive 986-year lease, its own private front door, additional loft storage, allocated parking for one vehicle and finished to a high standard throughout.

Ideally positioned within easy reach of Buntingford's thriving High Street, independent shops, cafés, schools and everyday amenities, the property also offers excellent transport links to surrounding towns and mainline railway stations. Perfect for first-time buyers or those looking to downsize without compromise, this exceptional maisonette combines contemporary living with an enviable location. Early viewing is recommended.

- 40% shared ownership
- Contemporary fitted kitchen with integrated appliances.
  - Private front door providing added security.
  - Allocated parking for one vehicle.
- Close to local amenities and transport links.
- Bright and spacious open-plan living and dining area.
- Generous double bedroom and stylish modern bathroom.
  - 986-years remaining on lease.
- Well-maintained, west-facing shared rear garden.
- Located on the highly sought-after Wheatley development in Buntingford.



Front External

Path leading to front door, grassed area and mature bushes surround.  
Canopy porch, external light.

Entrance Hall

3'10" x 3'10"  
Composite front door with obscure glass insert, 2 light fittings, radiator. Inset coir doormat, fitted carpet to stairs. Door to:

Open Plan Living

15'3" x 18'8"  
Fitted carpet, window to rear aspect, 2 radiators, thermostat, light fitting. Tiled flooring to kitchen area, inset ceiling lights, window to front aspect. Large storage cupboard with light houses Ideal boiler.

Kitchen

Laminate worktop and upstands in charcoal grey, 1/2 sink with mixer tap over, range of all and base units in light grey. 4 ring gas hob with stainless steel extractor over and light grey glass splashback behind. Integrated appliances including single oven/grill, washing machine, dishwasher and fridge freezer.

Inner Hallway

6'7" x 3'10"  
Fitted carpet, light fitting, 2 large cupboards, both with hanging rail, shelving and light.

Bedroom

10'2" x 11'1"  
Fitted carpet, window to front aspect, light fitting, radiator, access to loft space.

Bathroom

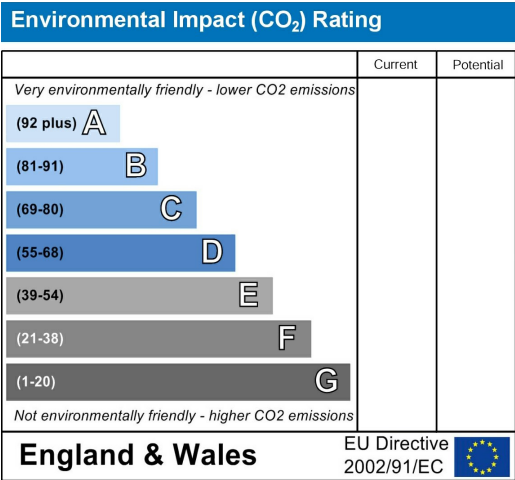
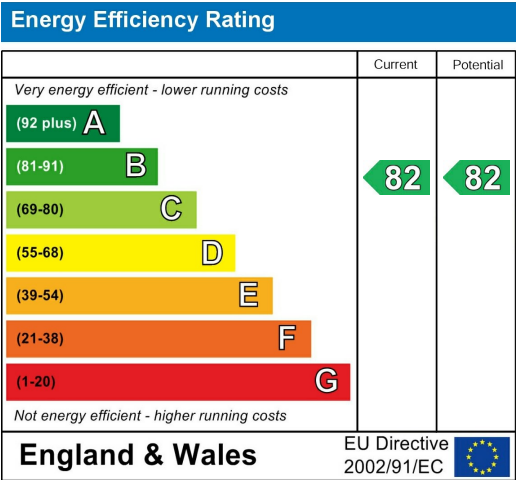
6'9" x 6'9"  
Tiled floor and walls, inset ceiling lights, extractor fan, shaving point, obscure glass window to rear aspect, heated towel rail. White suite comprising low level dual flush wc, pedestal hand basin with mixer tap over, panel bath with mixer tap and shower over, tempered glass shower screen.

Rear External

Shared rear garden, mostly laid to lawn, patio area, shed, access via side gate.  
1 allocated parking space.

Agents Notes

Also available for sale at full market value of £230,000.  
986 years remaining on lease.  
Council Tax Band: B (approx. £1909.91 p.a. - subject to change)  
Approximate monthly charges - please check with your legal representative for exact figures:  
Service Charge: £44.39, Insurance: £12.69, Management Fee: £17.50, Rent: £454.71.  
Loft has light, not boarded, no ladder.  
Boiler will be serviced before sale.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.



