



8A HIGH STREET  
PIRTON





**8A High Street**  
Pirton  
Hertfordshire SG5 3PS

**Guide Price £450,000**

VIEWINGS TO COMMENCE SATURDAY 17th APRIL 2021

A chain free, detached bungalow that is centrally located within this picturesque and thriving North Hertfordshire village.

Well placed for all village amenities and excellent communication links, this attractive home stands on a private south easterly facing plot with a large detached garage and ample off street parking.

The accommodation features an entrance porch and hallway. A dual aspect sitting room with a fireplace. Two double sized bedrooms plus a spacious bathroom and fitted kitchen. The windows and doors have been replaced with uPVC double glazed units and property is heated via a modern gas fired boiler to radiator central heating.

Whilst requiring some updating and refitting, this rarely available home offers in our opinion enormous potential and therefore viewing is highly recommended.

**Viewings:**

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

UPVC entrance door with uPVC double glazed multi-paned window to front. Multi-paned door to:-

#### Entrance Hall 2.44m x 2.31m (8'0" x 7'7")

Radiator. Coved ceiling. Internal multi-paned window to front. White panelled doors to both Bedrooms, Bathroom, Kitchen and Sitting Room. Access to loft space.

#### Sitting Room 4.45m x 3.45m (14'7" x 11'4")

Central chimneybreast with stone surround, quarry tiled hearth and gas connection point (not tested). Coved ceiling. TV point. Radiator. Telephone point. Serving hatch to Kitchen. Dual aspect with uPVC double glazed multi-paned windows to side driveway. Matching uPVC double glazed bay window to front with views over the garden.

#### Kitchen 3.89m x 2.74m (12'9" x 9'0")

Fitted with a range of floorstanding and wall mounted storage unit with drawers, open display/storage shelving, top corning and pelmet detail. Ample wood effect worksurfaces with matching upstands. Stainless steel sink unit with drainer and mixer tap. Tall upright cupboard suitable for housing a fridge freezer. Space and plumbing for a washing machine. Space for an electric cooker. Space and plumbing for a slimline dishwasher. Part tiled walls. Radiator. Dual aspect with uPVC double glazed multi-paned windows with views over the rear garden and side.

#### Bedroom One 3.89m x 2.79m (12'9" x 9'2")

Measurements do not include a range of built-in wardrobes with hanging rails and storage shelving. Matching dressing table and drawer units. Radiator. Coved ceiling. Telephone point. uPVC double glazed multi-paned window to rear garden.

#### Bedroom Two 3.43m x 2.49m (11'3" x 8'2")

Radiator. Coved ceiling. Custom range of built-in storage cupboards with integrated desk/workspace. UPVC double glazed multi-paned window to front.

#### Shower Room 2.77m x 2.13m (9'1" x 7'0")

Fitted with a coloured suite comprising low level W.C, pedestal washbasin and large walk-in shower cubicle with Mira Go Power electric shower unit (not tested). Wall light point. Built-in airing cupboard with lagged hot water tank (not tested) and linen shelving. uPVC double glazed multi-paned frosted window to rear.

### OUTSIDE

#### Front Garden

Laid mainly to lawn with flower and shrub borders. Steps and pathway leading to the front door. Outside light.

#### Garage 4.95m x 4.88m (16'3" x 16'0")

Large brick built garage with electric remote controlled up and over vehicular entry door. Power and light connected. Eaves storage area. Multi-paned window to side. External security light.

#### Rear Garden 9.14m x 7.32m (30'0" x 24'0")

South-East facing and featuring a raised lawn area with flower and shrub borders. Substantial paved patio area. Two outside lights. Garden tap. Gated access to the side. Enclosed by panelled fencing. Built-in boiler cupboard housing a Worcester gas fired boiler (not tested) and shelving.

#### Agents Note:

The retaining dwarf brick wall to both sides of the raised lawn area within the rear garden is leaning and requires replacing/attention.

### FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

### COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band D. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

### EPC RATING

Current D; Potential B.

### FLOOR AREA

Approx 65sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. Conservatory, integral garage etc).

### SERVICES

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.

### COVID-19 SECURE VIEWINGS

Norgans are committed to providing COVID19 safe viewings, and in order to protect the health, safety and well being of our staff, vendors and prospective buyers we have implemented changes to our viewing policy. These changes are displayed on our website. However prior to booking a physical viewing you MUST have done the following:

- Seen the Sales Brochure of the property.
- Seen the property on Google Earth.
- Seen the property on Google Street View, or ideally have driven or walked past the property.

When booking a viewing you will be required to provide additional information in respect of your health, the health of close family/ contacts plus your ability to proceed with a purchase. Prior to each and every viewing it is a requirement for all prospective buyers to confirm by email that you have read and accepted our conditions of viewing.

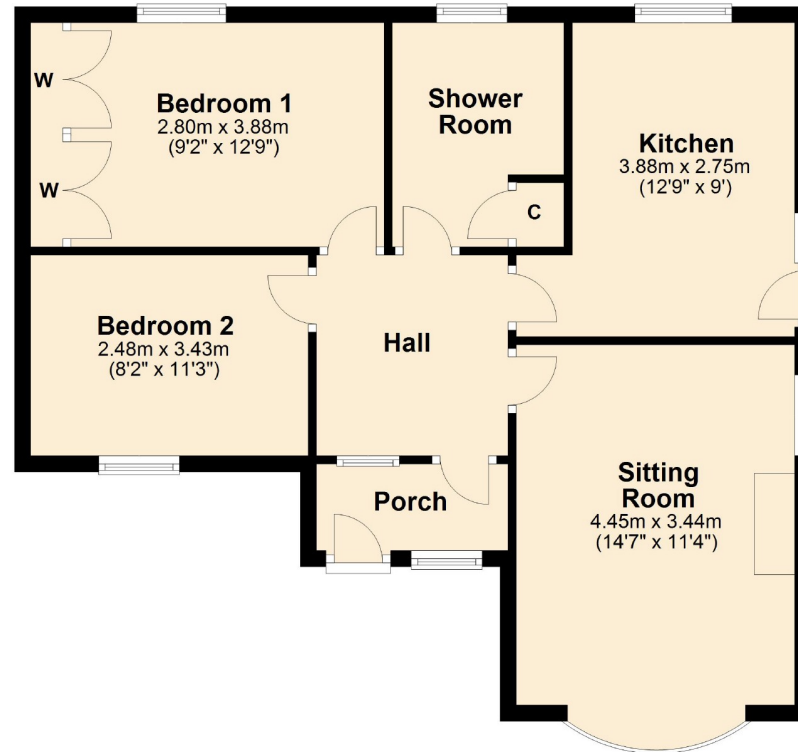
### GDPR

Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans will be requesting more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection. Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time. Our Privacy Policy & Notice can be viewed on our website [www.norgans.co.uk](http://www.norgans.co.uk).



## Ground Floor



8a High St, Pirton