



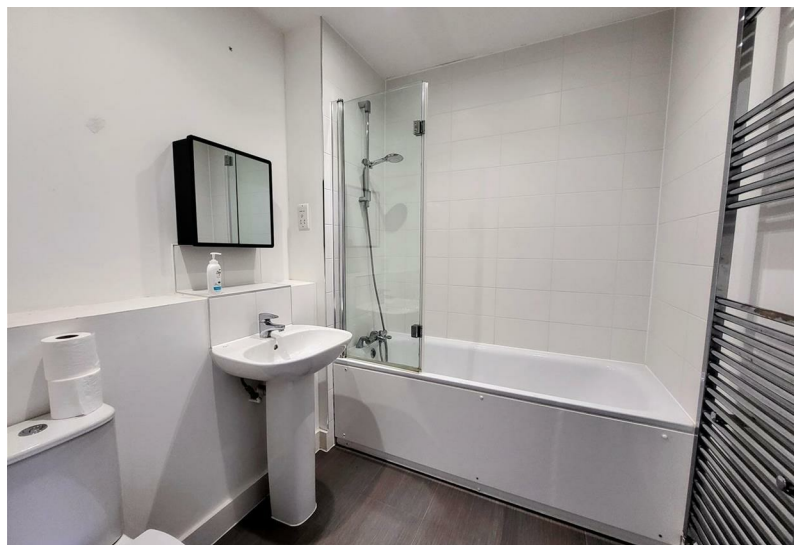
**Oliver
Minton**
Sales & Lettings

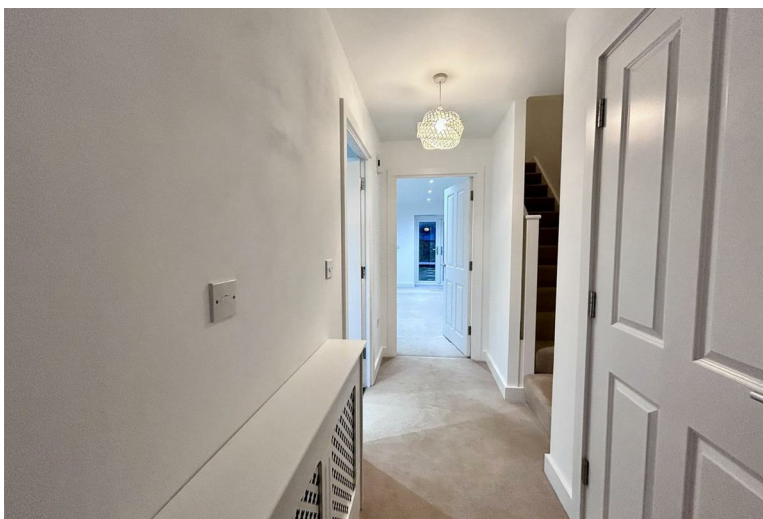
**17 The Chestnuts,
Puckeridge**

Herts SG11 1DQ

Fixed Asking Price £375,000

A superb CHAIN FREE two bedroom family home built in 2019 with open-plan living space situated in a small development in the desirable village of Puckeridge within convenient walking distance of High Street amenities and outstanding schools. With uPVC double-glazed windows and gas central heating to radiators, the accommodation comprises an open plan lounge/diner, downstairs cloakroom, fitted kitchen, two bedrooms and family bathroom. The property benefits from a rear garden, and two allocated parking spaces.





ENTRANCE HALL

Part glazed front door. Stairs to first floor. Covered radiator. Wall mounted electrical consumer panel. Doors to kitchen, Lounge/diner and:

CLOAKROOM

uPVC obscure double-glazed window to front, and tiled floor. Low level economy flush WC and pedestal wash hand basin with chrome mixer tap and tiled splashback. Extractor fan. Radiator.

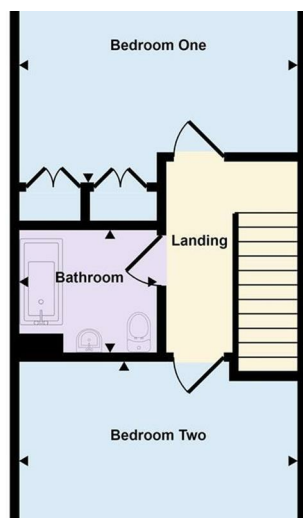
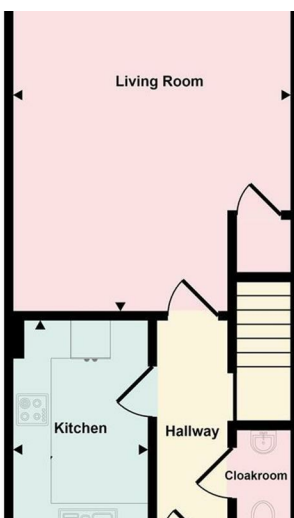
KITCHEN 3.56m x 2.21m (11'8" x 7'3")

Bright modern kitchen, with uPVC double-glazed window to front and tiled floor. Fitted wall and base units with composite wood effect worktop and splashback. One and a half bowl chrome sink drainer unit with chrome mixer tap. 4 ring Smeg gas hobs, built in Smeg electric oven with extractor fan above. Space for combi washer/dryer and space for full size fridge freezer. Radiator.

LOUNGE/DINER 5.29m x 4.43m (17'4" x 14'6")

uPVC double-glazed window and double-glazed French doors to the rear. Door to under stairs cupboard. Wall mounted heating control. TV point. Two Radiators. Plug socket with USB connections.

FIRST FLOOR



LANDING

Access hatch to part boarded loft with loft ladder, containing a combi gas boiler. Radiator.

MASTER BEDROOM 4.43m x 3.84m (into cupboards) (14'6" x 12'7" (into cupboards))

Two uPVC double-glazed windows overlooking rear garden. Fitted wardrobes. Radiator. TV point.

BEDROOM TWO 4.43m x 2.90m (14'6" x 9'6")

Two uPVC double-glazed windows to the front. Radiator. TV Point.

FAMILY BATHROOM 2.25m x 1.99m (7'4" x 6'6")

Modern white suite. Panel enclosed bath with chrome mixer tap, shower hose and glass shower screen. Low level economy flush WC, pedestal sink with chrome mixer tap. Wall mounted mirrored bathroom cabinet. Part tiled walls and tiled floor. Chrome heated towel rail. Extractor Fan.

OUTSIDE

FRONT

Pathway to front door. Gravel borders. There is a private bin store at the rear of the property.

ALLOCATED PARKING

Allocated parking for two cars, one located directly in front of the property, and the other over to the side.

REAR GARDEN

Paved sun terrace leading to a lawned area. External lighting and power. Enclosed fencing. Pedestrian gate to side.

AGENTS NOTE & PROPERTY CHARGES

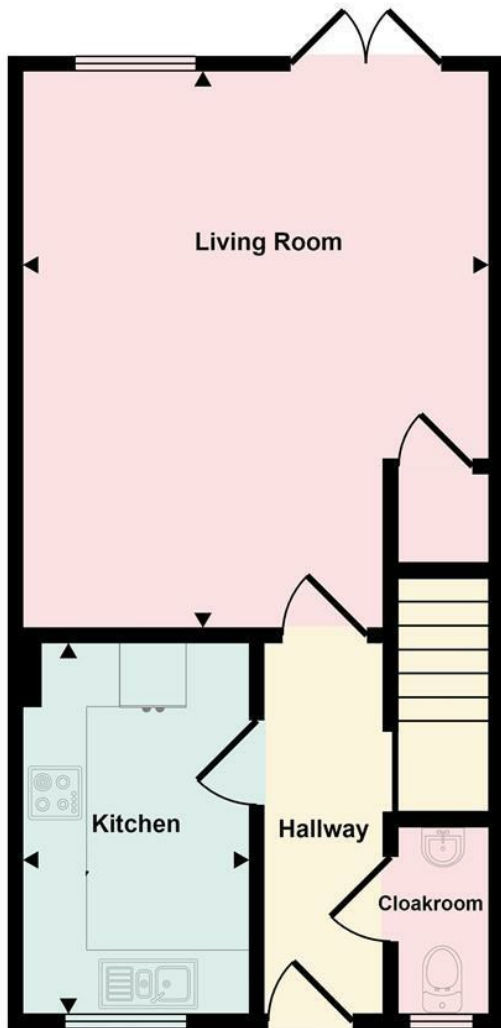
There is a service charge of £465 per year for the upkeep of the road, and maintenance of the shrubs and trees in the street.

The 50% PART-OWNERSHIP is on a LEASEHOLD basis with 119 years remaining on the lease (125 year lease from 30/1/2019). There is a monthly Rent of £437.04

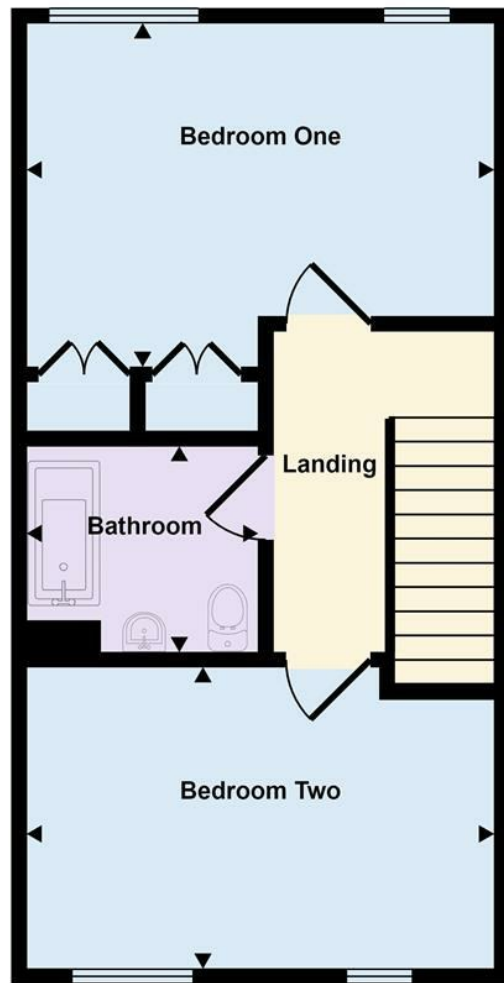
MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

Approx Gross Internal Area
78 sq m / 843 sq ft



Ground Floor
Approx 39 sq m / 422 sq ft



First Floor
Approx 39 sq m / 421 sq ft

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:


Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

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Email: puckeridge@oliverminton.com

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

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