



**Oliver
Minton**
Sales & Lettings

**27 Paddock Road,
Buntingford**

Herts SG9 9EX

Guide Price £330,000

In a super location close to the outstanding Layston C of E First School, we are delighted to offer this superb 2 bedroom terraced cottage with a delightful 180ft rear garden. With double glazing and gas heating to radiators, the well presented accommodation comprises: living room, kitchen diner, downstairs bathroom 2 good size bedrooms, and loft with potential for future conversion and extension. Being sold CHAIN FREE.





LIVING ROOM 3.72m x 3.56 (12'2" x 11'8")

Part glazed front door opening into living room. Double-glazed window to front. Wooden floor. Fireplace with solid fuel burner. Radiator. TV point. Door to:

KITCHEN/DINER 5.71m x 2.45m (18'8" x 8'0")

Bright area with skylight window above, and double-glazed window overlooking the rear garden. Under stairs cupboard, and another built in cupboard in the dining area. Range of fitted base units with cupboards above. Wooden worktop, and butler sink with chrome mixer tap. 5 Ring gas hob with oven below, and extractor above. Space for washing machine, dishwasher and under counter fridge freezer. Tiled floor. Eyeball ceiling lights. Ornate fireplace with reclaimed solid fuel stove in dining area. Stable style door to garden.



BATHROOM 2.77m x 1.07m (9'1" x 3'6")

Obscure window to rear. White bathroom suite comprised; panel enclosed bath with chrome mixer tap and shower attachment and curtain, low level economy flush wc, floating wash hand basin with chrome mixer tap. Heated chrome towel rail.

LANDING

Access hatch to loft.

BEDROOM ONE 3.76m max x 3.49m (12'4" max x 11'5")

Double-glazed window to front aspect. Radiator.



BEDROOM TWO 2.94m x 2.75m (9'7" x 9'0")

Double-glazed window overlooking garden. Built in cupboard housing a veissmann combi gas boiler. Radiator.

OUTSIDE

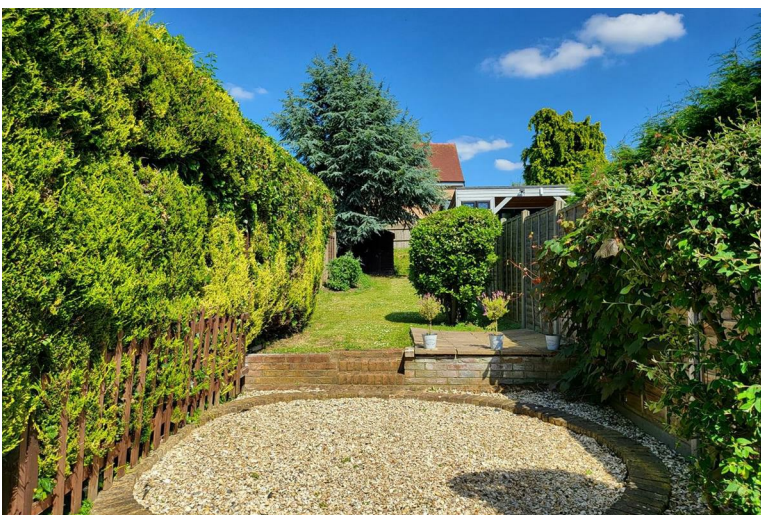
FRONT GARDEN

Steps leading up to front door. Picket fence enclosed front garden with shrubs and planting. Access way at side for garden access (Shared walkway with neighbouring property).



LARGE REAR GARDEN

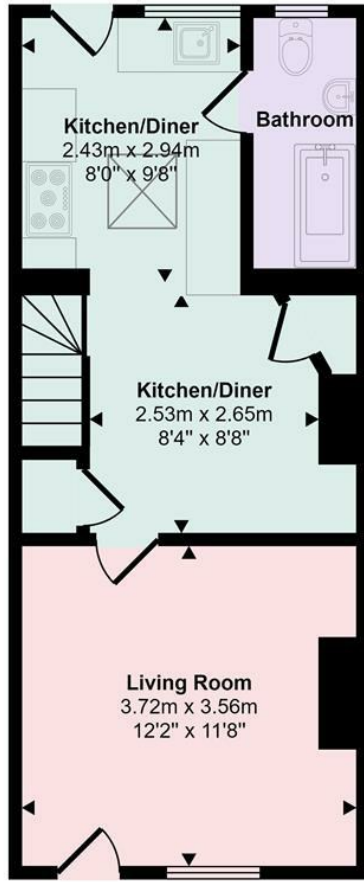
Super, 180ft garden, with two timber sheds. Steps up to lit patio area. Side access via shared walkway. Lawn area, leading to further patio and lawn. Mature shrubs and hedge border.



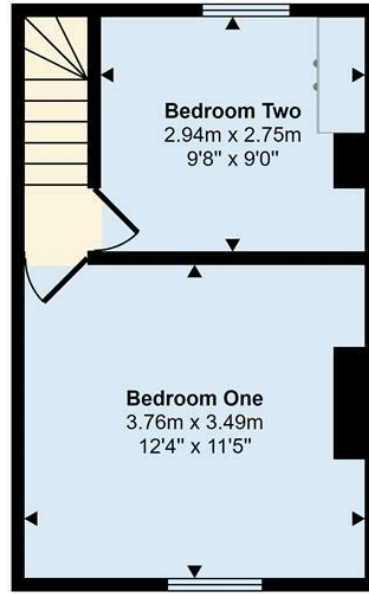
MORTGAGE ADVICE

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
58 sq m / 628 sq ft



Ground Floor
Approx 35 sq m / 372 sq ft



First Floor
Approx 24 sq m / 257 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure: Freehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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