



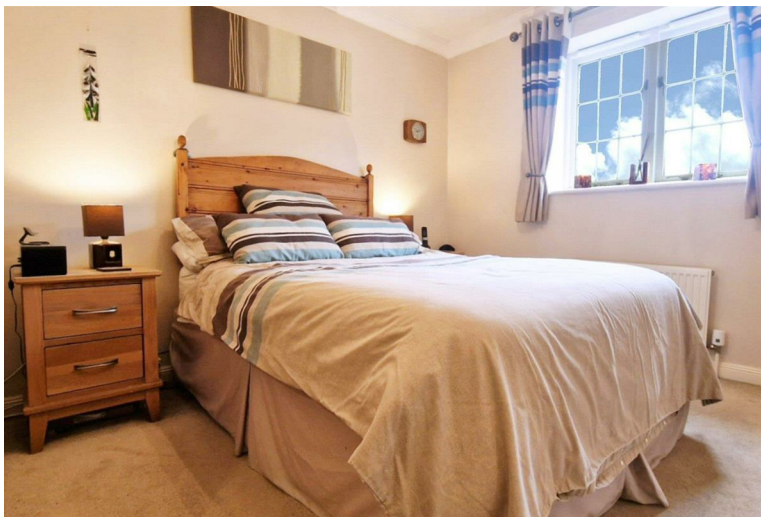
**Oliver
Minton**
Sales & Lettings

**31 Lunardi Court,
Puckeridge**
Herts SG11 1UT
£310,000

ALTHOUGH THIS PROPERTY IS SHOWN WITH THE FULL 100% SHARE FOR THIS WELL PRESENTED, MODERN TERRACE HOUSE, IT IS ALSO ADMINISTRATED BY A SHARED OWNERSHIP COMPANY WITH THE OPTION TO PURCHASE 60% FOR £183,000. PLEASE CONTACT US FOR FURTHER DETAILS:

A contemporary mid-terrace property that offers an entrance porch, spacious living room, kitchen, two good bedrooms, a modern bathroom on the first floor, gas heating to radiators, double glazing, an allocated parking space, and rear garden. The lease is currently being extended by a further 50 years, bringing it to 124 years. The property is situated within a development that is conveniently located within walking distance of the village amenities. There are a variety of local shops, traditional pubs, and an exceptional Farm Shop close by. With Stansted airport just a 20-minute drive away and the A10 dual carriageway providing quick access to Ware, Hertford and the M25, this property is perfect for those who value village life coupled with good accessibility.





ACCOMMODATION

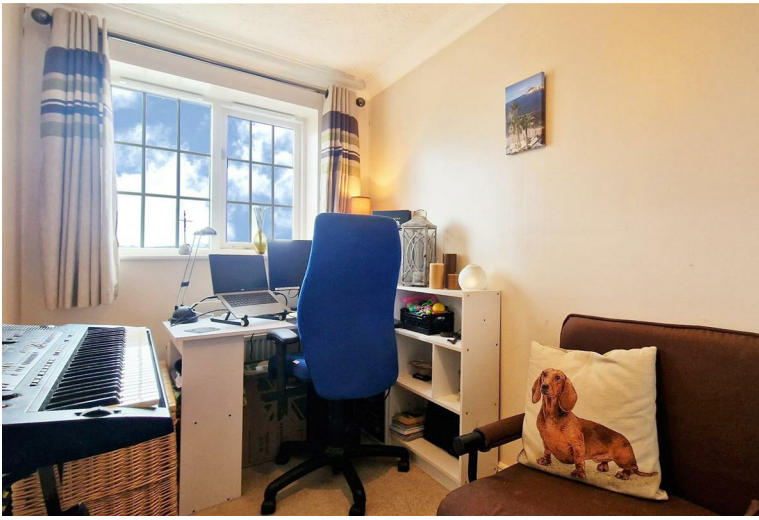
Enclosed entrance porch: Glazed front door. Radiator. Glazed inner door to:

LIVING ROOM 4.02m x 3.70m (13'2" x 12'1")

Double glazed bay window to front. Radiator. TV Point. Telephone point. Radiator. Stairs to first floor. Door to:

KITCHEN DINER 3.69m x 2.64m (12'1" x 8'7")

Bright kitchen, featuring matching range of wall and base units with laminated rolled edge work surface over with inset white composite sink drainer unit with white mixer tap over. Tiled splash backs, space and plumbing for washing machine and dishwasher plus fridge freezer. 4 ring gas hob and AEG electric oven below with extractor over. Double-glazed window overlooking garden. Wall mounted 'Worcester' gas boiler. Radiator. Plenty of space for dining table. Laminate floor. Double glazed sliding doors to garden.



FIRST FLOOR

LANDING

Access hatch to partly boarded loft. Radiator.

BEDROOM ONE 3.45m x 2.72m (11'3" x 8'11")

Double glazed window to front. Radiator. Two large storage cupboards, one above the staircase.

BEDROOM TWO 3.20m x 1.76m (10'5" x 5'9")

Double glazed window to rear. Radiator.

BATHROOM 1.84m x 1.81m (6'0" x 5'11")

White bathroom suite comprising: Panel enclosed bath, low level flush WC with economy flush and pedestal sink with chrome mixer tap. Fully tiled walls and luxury Amtico laminate floor. Obscure double-glazed window to rear. Radiator.



OUTSIDE

ALLOCATED PARKING SPACE

Allocated parking bay in car park area to the front of the house.

FRONT GARDEN

Area of lawn and shingle. Bin store. Communal flower and shrub beds and pathways from car park area. Cupboard at front of property.

REAR GARDEN

Patio area leading to artificial lawn and raised wood chip. Large timber garden shed with power and light. Garden power and outside tap.

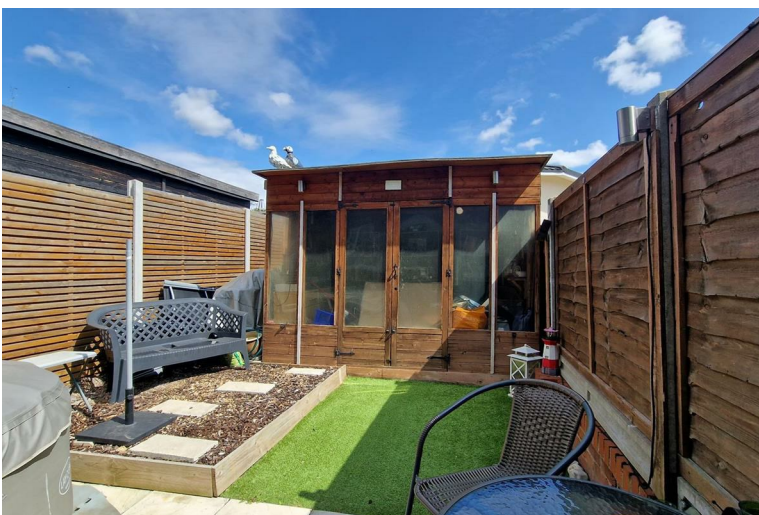
AGENTS NOTE

This property is a leasehold property, however the vendor has informed us that the freehold can also be purchased from Homegroup at a small cost after sale.

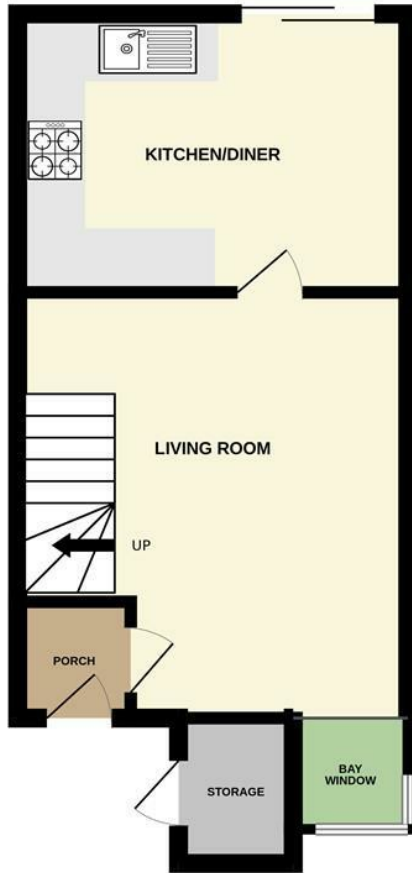


MORTGAGE ADVICE

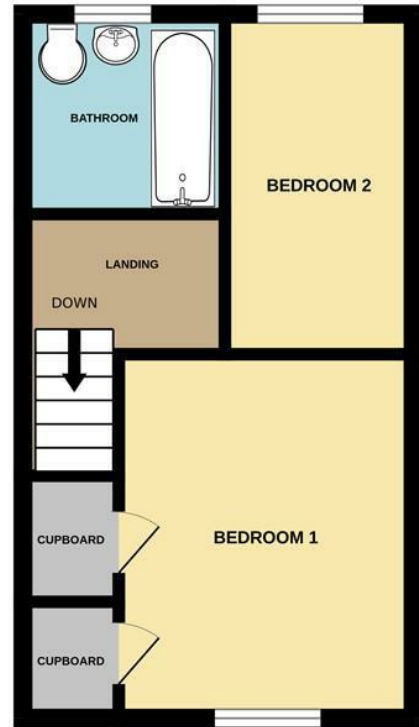
Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies 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



GROUND FLOOR
272 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Leasehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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