



**Oliver  
Minton**  
*Sales & Lettings*

**2 Meesden Green,  
Meesden, Nr Buntingford**

**Herts SG9 0BB**

**Offers Over £415,000**

**\*\*GREAT MODERNISATION PROJECT in rural setting! OPEN DAY on Saturday 5th October - CALL FOR AN APPOINTMENT TIME\*\*** - Oliver Minton Village & Rural Homes are delighted to offer this rural semi-detached home in a lovely position overlooking Meesden green and backing on to farmland. In need of general refurbishment, the house extends to 1335 sq ft and is complemented by a lovely size rear garden. Meesden is a small, quiet village to the north of the Hormeads & Pelhams and just a 10-15 minute (6 miles) drive from Buntingford.







### ENTRANCE PORCH

Front door, laminate flooring, radiator.

### DINING/FAMILY ROOM 6.09 x 3.14 (19'11" x 10'3")

Double glazed window to front, brick open fireplace, laminate wood flooring, 2 radiators, exposed beams. Door to Shower Room. Multi-pane glazed door concealing staircase to first floor and further multi-pane door to Living Room. Glazed door at rear to Kitchen.

### LIVING ROOM 5.91 x 3.55 (19'4" x 11'7")

Double glazed windows to front and side, brick fireplace with inset wood burning stove. Exposed beams, 2 radiators. TV point. Multi-pane door to Kitchen.

### KITCHEN 5.26 x 1.98 (17'3" x 6'5")

Fitted with matching wall and base units with work surfaces, part-tiled walls, laminate flooring, electric cooker point, stainless steel drainer sink unit, plumbing for washing machine, double glazed window to side, door to conservatory.

### CONSERVATORY 3.01 x 1.55 (9'10" x 5'1")

Lean-to style conservatory. Sliding patio door to rear garden.

### SHOWER ROOM

Comprising shower cubicle with wall-mounted shower, pedestal wash hand basin, WC, tiled walls, obscure glazed window to rear. Heated towel rail.







### SPACIOUS FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Radiator, double glazed window to rear.

### BEDROOM ONE 3.38 x 3.34 (11'1" x 10'11")

Double glazed window to front, access hatch to loft, built-in wardrobes, radiator, airing cupboard housing shelving and hot water cylinder. Door to:

### DRESSING ROOM / STUDY 3.34 x 2.45 (10'11" x 8'0")

Double glazed windows to front and side, radiator.

### BEDROOM TWO 3.73 x 2.47 max (12'2" x 8'1" max )

Double glazed window to rear, radiator.

### BEDROOM THREE 3.44 x 3.36 (11'3" x 11'0")

Double glazed windows to side and rear, radiator.

### BATHROOM 2.16 x 2.09 (7'1" x 6'10")

Suite comprising bath with wall-mounted shower above, wash hand basin, WC, tiled walls, vinyl tiled floor, radiator, obscure double glazed windows to rear

### OUTSIDE

#### FRONT COMMONLAND

Immediately to the front of the house is a small front garden and the remainder of the land adjoining the Green is commonland, including the parking area and driveway approach.

#### LONG REAR GARDEN

A lovely long garden backing onto open fields. Laid to lawn with timber shed and shrub border. Recently installed oil storage tank and sewerage system. Side access.

#### SERVICES

There is oil fired heating to radiators, with a new oil tank and oil boiler having been installed in October 2023.

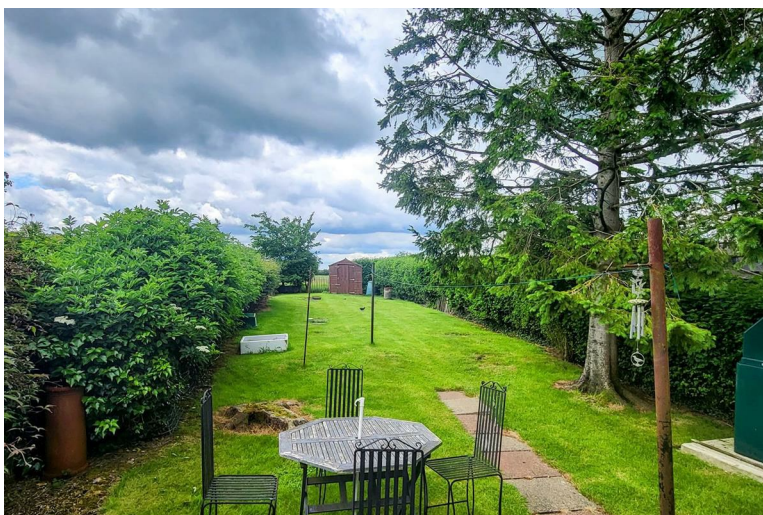
The property has a modern private sewerage system installed in August 2022.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>

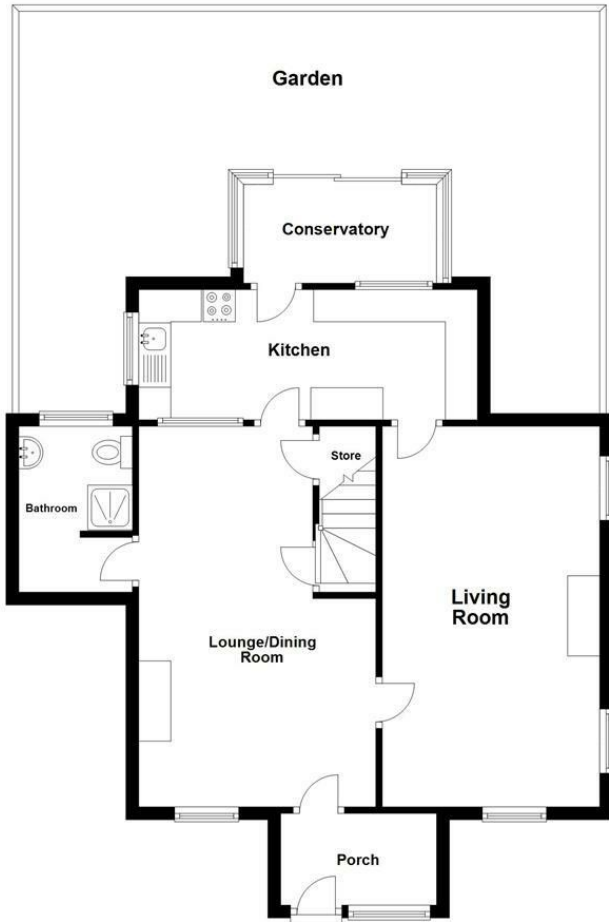


#### MORTGAGE ADVICE

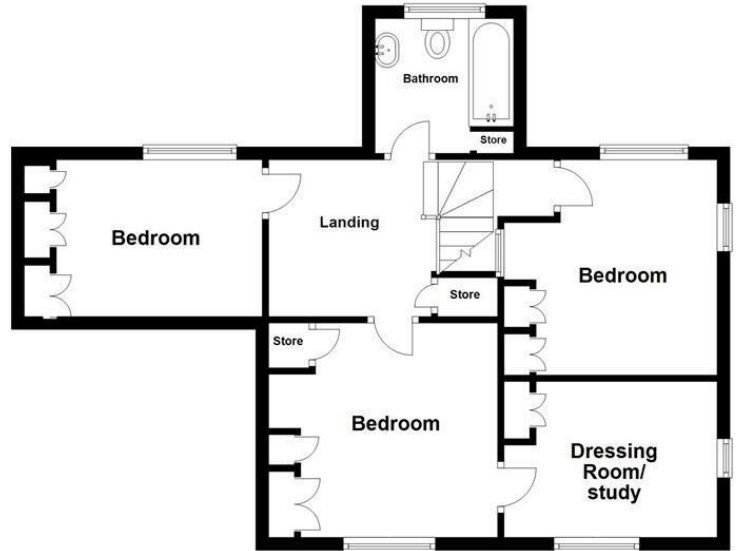
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**Ground Floor**  
Approx. 67.3 sq. metres (724.8 sq. feet)



**First Floor**  
Approx. 56.7 sq. metres (610.5 sq. feet)



Total area: approx. 124.1 sq. metres (1335.4 sq. feet)  
**Meesden Green**

**Tenure:** Freehold

**Council Tax Band:** E

**Viewing Arrangements:**

Strictly by appointment

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**01920 822999**

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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