

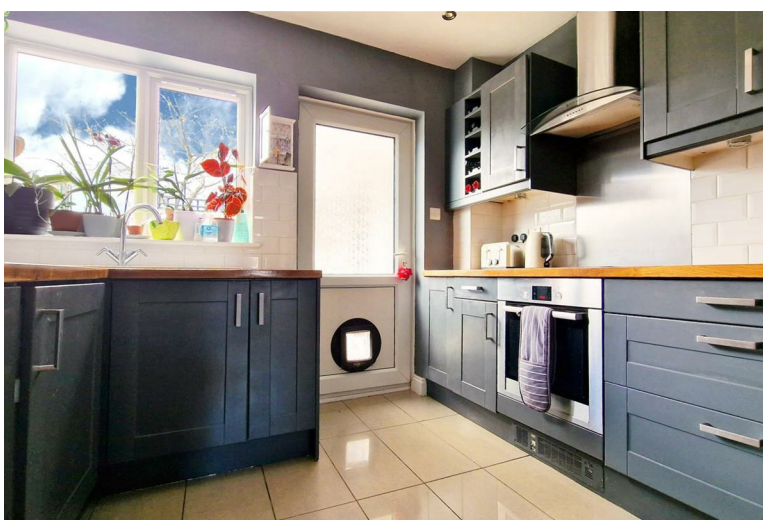


**Oliver
Minton**
Sales & Lettings

**6 Roundhay,
Puckeridge**
Herts SG11 1SW
Asking Price £399,950

A well presented 3 bedroom mid-terrace family home located within close proximity of the excellent village schools, health centre, allotments, playing fields and High Street shops and public houses. The house benefits from a good front driveway parking, and in brief offers: Spacious entrance hall, living room, dining room, well-fitted kitchen. To the first floor there are three bedrooms and a first floor modern bathroom. There is uPVC double glazing, an electric hot water system which carries heating to standard radiators and a solid fuel stove. The village has excellent road links to the A10 and A120 give easy access to the larger surrounding towns, main-line stations and motorway networks.





ACCOMMODATION

Porch with part glazed front door opening to:

HALLWAY

Obscured double-glazed window to side. Radiator. Stairs to first floor. Tiled floor. Under stairs cupboard. Doors to cloakroom, lounge and kitchen. Inset ceiling lights.

CLOAKROOM

White suite comprising WC with low level economy flush, floating wash basin with chrome mixer tap and tiled splashback. Chrome heated towel rail. Tiled floor. Inset ceiling lights.

LIVING ROOM 3.85m x 3.80m (12'7" x 12'5")

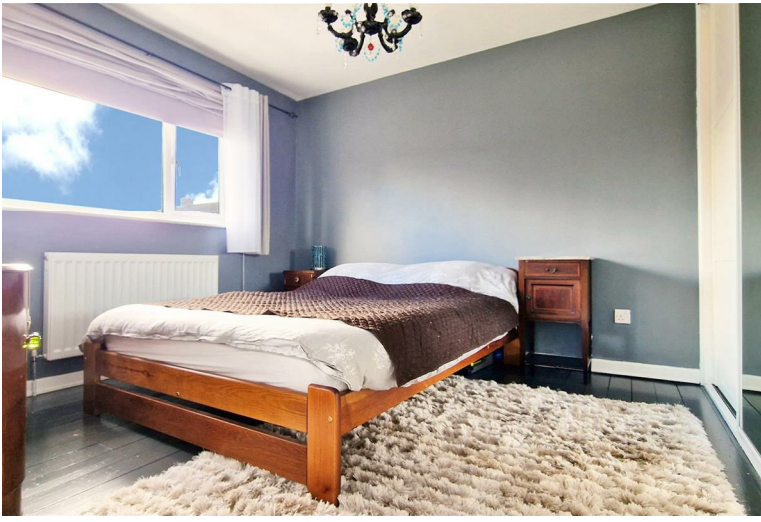
Large uPVC double-glazed window to front. Wooden floor. Solid fuel burner which faces into both living room and dining room. Radiator. Telephone point. TV Point. Archway through to:

DINING ROOM 2.89m x 2.72m (9'5" x 8'11")

French style double-glazed double doors opening onto garden patio. Radiator. Door leading to kitchen.

KITCHEN 3.09m x 2.89m (10'1" x 9'5")

uPVC double-glazed window to overlooking rear garden. Obscure glazed door to garden. Varnished wooden worktop with fitted drawers and base units and cupboards above. 4-ring electric halogen hob, with built-in Bosch oven below and extractor over. White composite sink drainer unit with chrome mixer tap. Part tiled walls. Integrated dishwasher and washing machine. Space for fridge/freezer. Tiled floor.



FIRST FLOOR LANDING

Access hatch to loft. Airing cupboard with hot water tank.

BEDROOM ONE 3.92m max x 3.47m (12'10" max x 11'4")

uPVC double-glazed window to front. Radiator. TV Point. Wooden floor.

BEDROOM TWO 3.92m x 2.61m (12'10" x 8'6")

uPVC double glazed window to rear with views across the village allotments. Wooden floor. Built in storage cupboard. Radiator

BEDROOM THREE 3.33m x 2.58m (10'11" x 8'5")

uPVC double-glazed window to front. In built storage cupboard. Wooden floor.



FAMILY BATHROOM 2.39m x 1.90m (7'10" x 6'2")

Modern white suite comprising: Low level economy flush WC, Floating wash hand basin with chrome mixer tap. Panel enclosed bath with glass screen and shower hose, and separate electric shower unit. Part tiled walls and tiled flooring. Chrome heated towel rail. uPVC obscured double-glazed window to rear.

OUTSIDE

FRONT GARDEN

Raised beds with mature planting. Steps up to front door. Outside tap and power. Undercover passage through to a door to garden.

DRIVEWAY

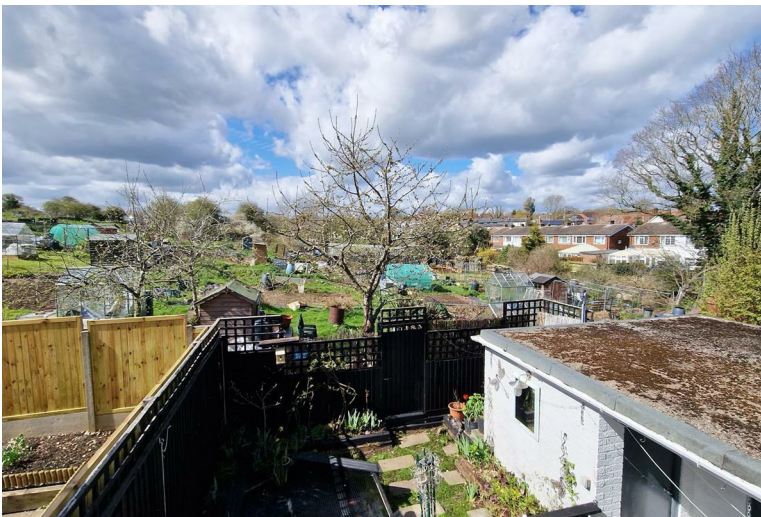
Generous gravelled driveway to front enclosed by fence.

REAR GARDEN

Paved patio area, partly undercover. Outside lights and power. Door to storage cupboard with power. Steps up to lawn area with mature shrub borders, and raised fish pond. Rear access gate.

BRICK OUTBUILDING 2.01m x 1.92m (6'7" x 6'3")

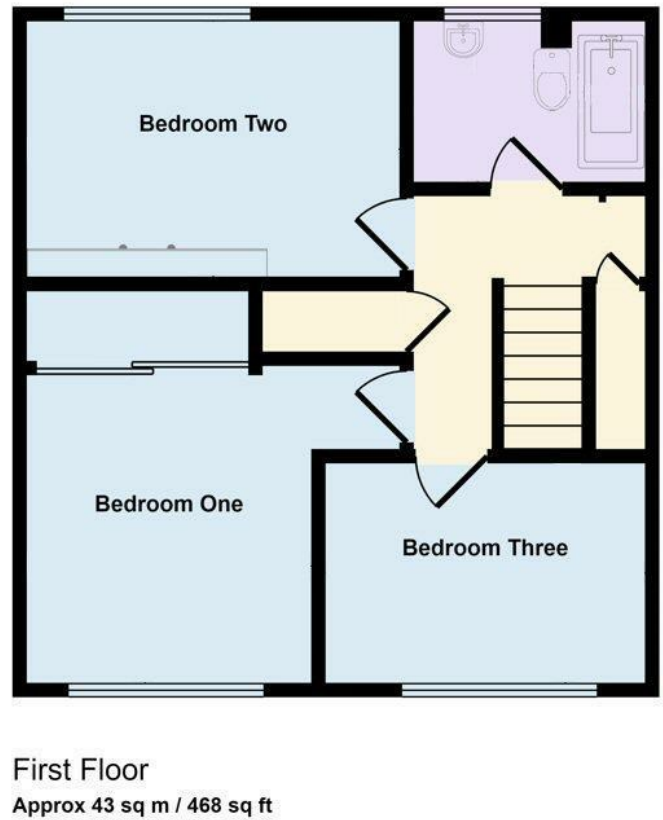
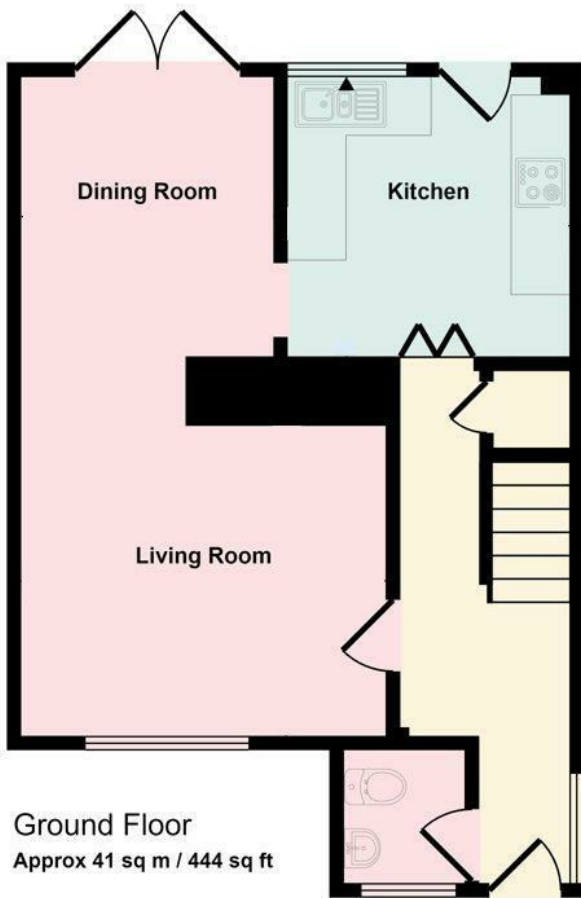
Power and light connected. Window to side and rear.



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
85 sq m / 912 sq ft



Tenure: Freehold

Council Tax Band: D

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		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(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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