

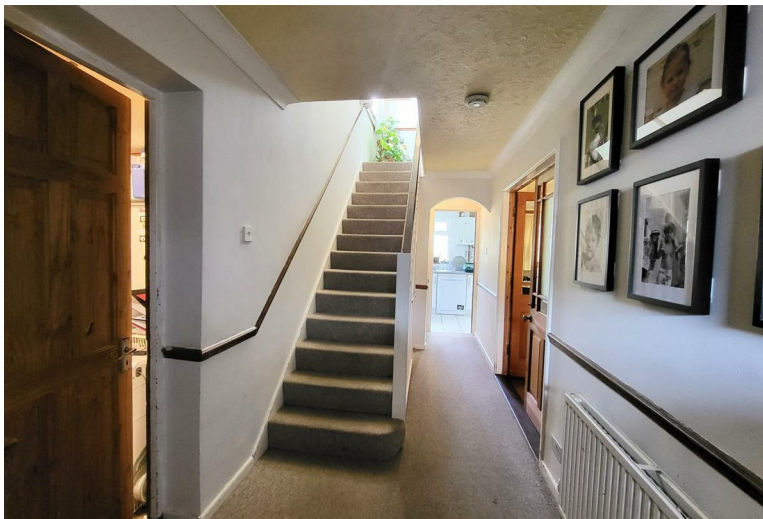


**Oliver  
Minton**  
*Sales & Lettings*

**5 The Moat,  
Puckeridge**  
Herts, SG11 1SJ  
**Price Guide £450,000**

In need of refurbishment and being sold with NO UPPER CHAIN involvement, this 3 bedroom semi-detached house is in an popular cul-de-sac location within walking distance of the village High Street amenities and Puckeridge's excellent schools. The large rear garden backs on to a field and incorporates a large brick outbuilding, whilst accommodation comprises: hallway, cloakroom, lounge, living room, kitchen/diner, 3 bedrooms and first floor bathroom. There is a brick paved driveway, wide single garage, gas central heating to radiators and double glazing.





### **HALLWAY**

Staircase to first floor with understairs storage cupboard. Radiator. Personal access door to Garage. Radiator. Part glazed doors to Lounge, Kitchen and Living Room. Door to:

### **CLOAKROOM**

Wash hand basin and WC. uPVC double glazed obscure horizontal window. Radiator.

### **LOUNGE 4.14m x 3.56m including chimney breast (13'7 x 11'8 including chimney breast)**

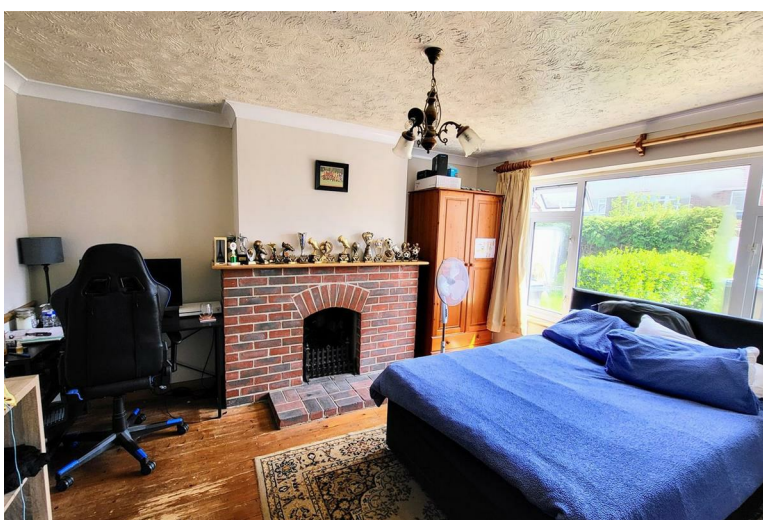
uPVC double glazed windows to front. Radiator. Wooden boarded floor. Brick feature open fireplace.

### **LIVING ROOM 6.30m x 3.35m (20'8 x 11'0)**

Double glazed sliding patio doors to rear garden. 2 radiators. Part glazed door from hall.

### **KITCHEN / BREAKFAST ROOM 5.49m x 3.25m narrowing to 2.13m (18'0 x 10'8 narrowing to 7'0)**

Double glazed sliding patio doors to rear garden. Fitted wall and base units. Work surfaces incorporating one and a half bowl sink unit. Wall-mounted 'Worcester Greenstar' gas fired boiler. Plumbing for washing machine and dishwasher. Recess for cooker with extractor hood above. Multi-pane door from hall. Recess for fridge/freezer. Radiator. Ceramic tiled floor.





### FIRST FLOOR LANDING

uPVC double glazed door to side. Access hatch to boarded loft with light. Double doors to recessed airing cupboard housing hot water cylinder.

### BEDROOM ONE 3.53m x 2.44m + wardrobes (11'7 x 8'0 + wardrobes)

uPVC double glazed windows to front. Radiator. Range of fitted double wardrobes to one wall.

### BEDROOM TWO 3.66m x 2.92m including cupboard (12'0 x 9'7 including cupboard)

uPVC double glazed window to rear. Radiator. Built-in double wardrobe cupboard.

### BEDROOM THREE 2.57m x 2.39m (8'5 x 7'10)

uPVC double glazed window to front. Radiator.



### BATHROOM 2.44m x 1.65m (8'0 x 5'5)

Bath with electric 'Triton' shower above and hand shower attachment, WC and wash hand basin with cupboard under. uPVC double glazed obscure window. Radiator.

### OUTSIDE

#### FRONT GARDEN & DRIVEWAY

Brick paved driveway parking for 2 cars. Personal access door into Garage.

#### GARAGE 5.18m x 3.56m (17'0 x 11'8)

Electric roller door. Power and light connected. Personal access door to front.

#### LARGE REAR GARDEN

An excellent size garden, backing on to fields. Areas of lawn, patio area, flower and shrub beds. Large detached brick outbuilding to rear.



### AGENTS NOTE

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

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



### 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



1ST FLOOR



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:** Freehold

**Council Tax Band:** E

**Viewing Arrangements:**

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

**Email:** puckeridge@oliverminton.com

**View all our properties at [www.oliverminton.com](http://www.oliverminton.com)**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</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	

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