



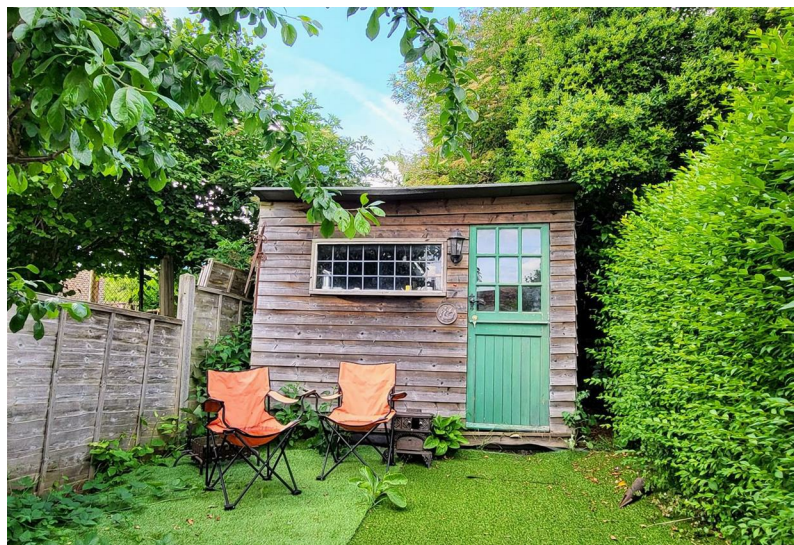
**Oliver
Minton**
Sales & Lettings

**96 High Street,
Puckeridge**

Hertfordshire SG11 1RX

Asking Price £355,000

With the benefit of off-street parking to the front, Oliver Minton Village & Rural Homes are delighted to offer this charming CHAIN FREE 2 bedroom cottage located towards the southern end of Puckeridge High Street and close to St Thomas of Canterbury Catholic Primary school. With gas central heating to radiators and double glazing, the accommodation comprises through lounge/diner, kitchen, spacious ground floor bathroom and two first floor bedrooms. The garden extends a long way to the rear with various tiers and outbuildings.





GROUND FLOOR

LIVING ROOM 5.59m x 3.61m narrowing to to 2.74m (18'4" x 11'10" narrowing to to 9'0")

uPVC double glazed windows to front, radiators, storage under stairs, feature brick built fireplace. Stairs to first floor. Leading to:

KITCHEN/DINER 5.18m x 3.35m narrowing to 1.78m (17'0" x 11'0" narrowing to 5'10")

A fitted range of wall and base units, radiator, space and plumbing for washing machine and fridge. Work surfaces incorporating 'Butler' sink. Recess for cooker, space and plumbing for dishwasher, part tiled walls. Window and glazed rear access door to garden.



SPACIOUS BATHROOM

Modern white suite comprising free standing roll-top bath with mixer tap and hand shower attachment, low level flush WC with concealed cistern and wash hand basin with cupboards under. Part tiled walls, heated towel rail, vanity cupboard, double glazed skylight window. Wall-mounted gas fired boiler.

FIRST FLOOR

Doors to bedrooms.

BEDROOM ONE 3.72 x 3.1 (12'2" x 10'2")

uPVC double glazed window to front, radiator.

BEDROOM TWO 2.72 x 2.4 (8'11" x 7'10")

uPVC double glazed window to rear. Radiator. Access to loft.

OFF-STREET PARKING

Parking for one car on driveway. Flower and shrub beds. Pathway up to front door.

LONG REAR GARDEN

Large secluded rear garden, mostly laid to lawn, tiered with two decked areas with space for table and chairs. Area of lawn and two wooden sheds.

AGENT NOTES

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

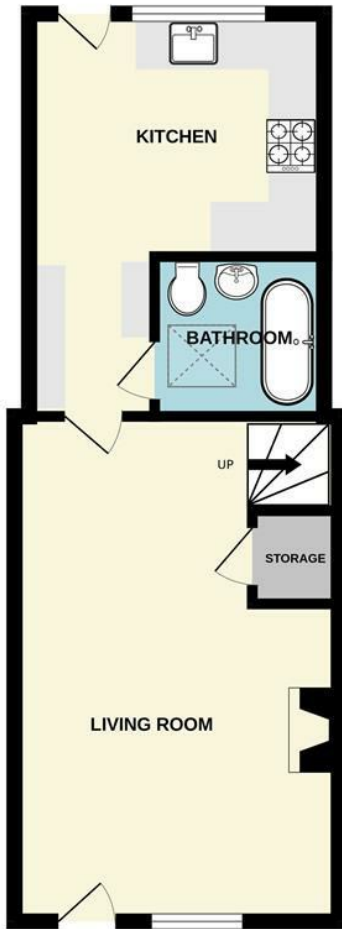
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>



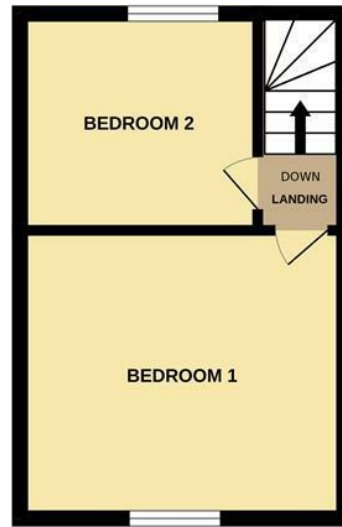
MORTGAGE ADVICE

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
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 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.
Made with Metropix 6/2024

Tenure: Freehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(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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