



**Oliver
Minton**
Sales & Lettings

**1 Puckeridge Park,
Tollsworth Way, Puckeridge**

Herts SG11 1UP

Price Guide £250,000

Being sold with NO CHAIN involvement, Oliver Minton Village & Rural Homes are delighted to offer this well presented 2 double bedroom 'Stately Cardigan Cottage' 40' x 20' park home, superbly appointed within this attractive, fully residential development, of just 19 homes, accessed via electric entrance gates. Exclusively for the over 50's, the site benefits from mains gas and is within short walking distance of the amenities in Puckeridge High Street. See Agents Notes for a full list of site charges and conditions.





ENTRANCE HALL

uPVC double glazed front door. Wood laminate floor. Radiator.

UTILITY ROOM 1.57m x 124.97m (5'2 x 410)

uPVC double glazed window. Radiator. Fitted works surface with cupboards above. Cupboard housing wall-mounted 'Ariston' combination gas fired boiler. Integrated washing machine. Plumbing for tumble dryer.

LOUNGE 4.34m x 4.09m (14'3 x 13'5)

Dual aspect double glazed windows. 2 radiators. Feature fireplace. Decorative beams. Inset ceiling lights. Door from hall. Double doors to:

KITCHEN/DINER 5.89m x 2.84m < 3.07m (19'4 x 9'4 < 10'1)

Dual aspect double glazed windows and French doors to side driveway. Door to inner hall. Radiator. Inset ceiling lights. Kitchen area with fitted wall, base and drawer units and work surfaces incorporating sink unit. Integrated fridge & freezer and dishwasher. Built-in 'Zanussi' range cooker with 5-ring gas hob and extractor canopy above, double oven and plate warmer. Door from hall. Decorative beams.

INNER HALLWAY

Doors to:





BEDROOM ONE 3.15m x 2.87m (10'4 x 9'5)

Double glazed box window with deep sill. Inset ceiling lights. Decorative beams. Radiator. Arched doorway to lobby area with built-in wardrobe cupboards and door to:

SHOWER ROOM

White suite comprising WC, wash hand basin with cupboard under. Corner shower cubicle. Double glazed obscure window. Extractor fan.

BEDROOM TWO 3.05m x 2.87m including wardrobes (10'0 x 9'5 including wardrobes)

Double glazed box window with deep sill. Fitted bedroom furniture comprising wardrobes and dressing table unit. Inset ceiling lights. Radiator. Decorative beams. Access hatch to loft space.

BATHROOM 1.98m x 1.85m (6'6 x 6'1)

Roll-top pedestal bath with hand shower attachment, WC and wash hand basin with cupboard under. Radiator. Double glazed obscure window. Extractor fan. Built-in linen cupboard with radiator.

OUTSIDE

Puckeridge Park is an exclusive site of just 19 homes, accessed via electrically operated entrance gates.

DRIVEWAY & GARDEN AREA

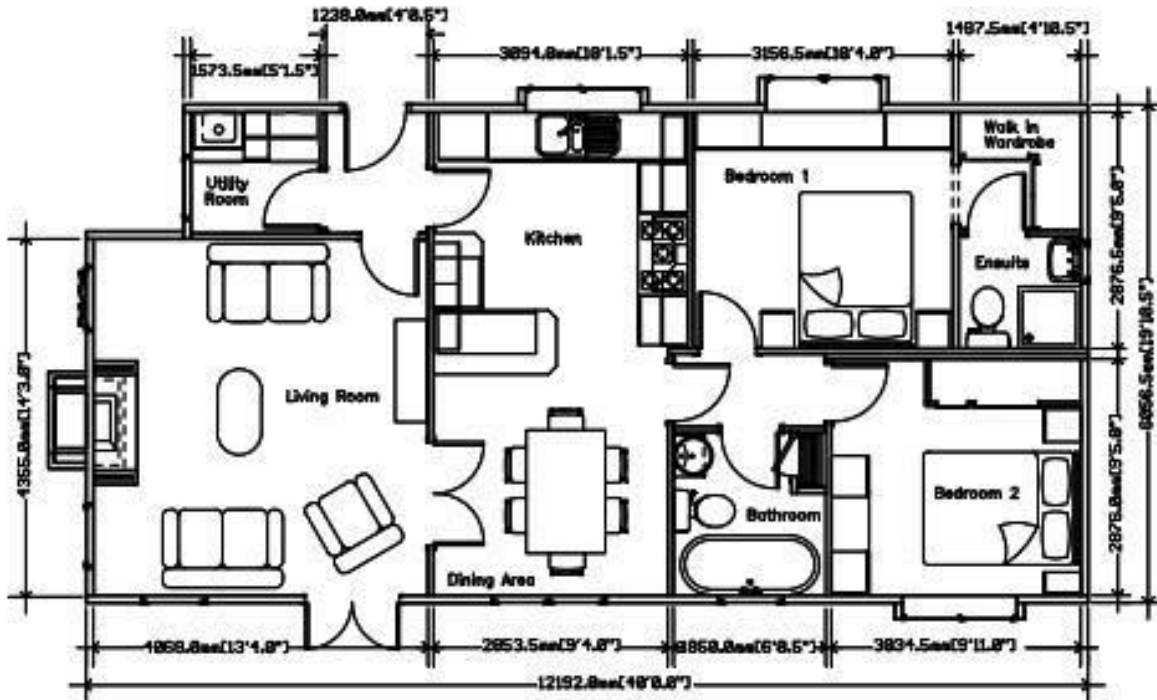
Block paved side driveway and paved patio areas with storage shed.

AGENTS NOTES

- The site agreement is for an indefinite period, providing fees are paid and no park rules are broken.
- The service charge is £294.17 per month (£3,530.04 per annum) reviewed each January in line with C.P.I.
- The park home has full time residential usage and can be your primary home.
- No stamp duty is payable for park homes.
- The Council Tax band is band A
- Age Restriction: Over 50
- Small pets allowed at Park Owners discretion
- 10% of the sale price is payable to the Park Owners when a park home is sold. Please ask for more details.
- All mains services are available - mains gas heating, electricity, water and sewerage.
- Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>



Cardigan 40 x 20



Tenure: Leasehold

Council Tax Band: A

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

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View all our properties at www.oliverminton.com

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