



**Oliver  
Minton**  
*Sales & Lettings*

**19 Roundhaye,  
Puckeridge**  
Herts SG11 1SW

**Offers In The Region Of £385,000**

Suitable for young families and retired couples alike, an excellent mid-terrace house located in a quiet cul-de-sac within flat walking distance of the village schools and Puckeridge High Street and Station Road amenities. With a driveway offering parking for 2 cars, other features include uPVC double glazing, oil fired central heating, hallway, cloakroom, modern fitted kitchen, dining area, lounge, double glazed conservatory, 3 good size bedrooms, family bathroom and side access to an enclosed southerly facing rear garden. The house is being sold CHAIN FREE.





### HALLWAY

uPVC double glazed window and door. Stairs to first floor with understairs storage cupboard. Wood laminate floor. Radiator. Door to further understairs storage cupboard. Multi-pane doors to Kitchen & Lounge.

### CLOAKROOM

Low level flush WC and wash hand basin with cupboard under. uPVC double glazed obscure window. Radiator.

### KITCHEN 3.15 x 2.64 (10'4" x 8'8")

An excellent modern fitted kitchen with an attractive range of wall, base and drawer units with soft closing mechanisms. Integrated 'Neff' electric halogen hob with extractor unit above. Built-in 'Neff' electric double ovens. Cupboard housing 'Worcester Danesmoor' oil fired boiler (serviced each year). Integrated fridge. Plumbing for washing machine. uPVC double glazed window to front. Archway opening to:

### DINING ROOM 2.79 x 2.29 (9'2" x 7'6")

Wood laminate floor. Radiator. Side archway to Lounge. uPVC double glazed door and window to rear garden.

### LOUNGE 4.27 x 3.66 (14'0" x 12'0")

Wood laminate floor. Brick fireplace with open fire and display plinth. Double glazed sliding patio doors to Conservatory. Radiator.

### CONSERVATORY 3.25 x 3.23 (10'8" x 10'7")

Brick base, uPVC double glazed construction. Wood laminate floor. Radiator. Double glazed doors to rear garden.



## FIRST FLOOR

### LANDING

Access hatch to loft. Built-in airing cupboard housing hot water cylinder.

### BEDROOM ONE 4.27 x 3.43 into wardrobe (14'0" x 11'3" into wardrobe)

uPVC double glazed window to rear. Radiator. Mirror-fronted range of wardrobes.

### BEDROOM TWO 3.33 x 2.57 (10'11" x 8'5")

uPVC double glazed window to front. Radiator.

### BEDROOM THREE 3.48 x 2.41 (11'5" x 7'11")

uPVC double glazed window to rear. Radiator. Door to recessed cupboard.

### BATHROOM 2.39 x 2.18 (7'10" x 7'2")

White suite comprising pedestal hand basin, low level flush WC and bath with hand shower attachment, separate shower above and glazed shower screen. uPVC double glazed obscure windows. Radiator.

## OUTSIDE

### FRONT DRIVEWAY

Double width driveway with parking for 2 cars. Side access to rear garden via passageway and door.

### COVERED REAR UTILITY/COURTYARD AREA 2.64 x 2.51 (8'8" x 8'3")

Door from side passageway. Ceramic tiled floor. Polycarbonate roof. Rear opening to garden. Door to brick built recessed storage shed. Further door to larger brick built garden store/tool shed (6'3 x 5'2) with power and light connected.

### REAR GARDEN 8.53 x 6.86 (28'0" x 22'6")

SOUTH FACING. Enclosed by panelled fencing. Oil tank.

## AGENTS NOTES

Mains drainage, electricity and water services are connected, with oil fired central heating. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.gov.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

TOTAL APPROX. FLOOR AREA 1044 SQ.FT. (97.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2018

**Tenure:** Freehold

**Council Tax Band:** D

**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			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
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.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.