



**Oliver
Minton**
Sales & Lettings

**17 The Chestnuts,
Puckeridge**

Herts SG11 1DQ

50% Shared Ownership £187,500

Oliver Minton Village & Rural Homes are delighted to offer this 50% SHARE OWNERSHIP of an excellent 2 double bedroom modern semi-detached house in this attractive, small Puckeridge development. Through Peabody Housing Association, certain criteria have to be met to purchase and there is a monthly rent and service charge to pay, so please ask us for more details. Features of the house include: entrance hallway, cloakroom, fitted kitchen, spacious living room, 2 double bedrooms and first floor bathroom. There is uPVC double glazing, gas central heating to radiators, parking for 2 cars and a good size rear garden. There is NO UPPER CHAIN involved.





AGENTS NOTE

There is a service charge of £465 per year for the upkeep of the road, and maintenance of the shrubs and trees in the street.

All mains services are connected.

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

A further monthly rent and service charge is applicable - £467.63 monthly rent and a monthly service charge of £38.71. Please contact us for further details and an Application Form. PLEASE NOTE: ALTHOUGH THIS PROPERTY IS ADMINSTRATED BY A SHARED OWNERSHIP COMPANY, THERE IS ALSO THE OPTION TO PURCHASE THE FULL 100% SHARE.

To qualify you must either be a First Time Buyer or purchasing due to a marital/relationship split. This must be your main and principal home and you are not allowed to be on the Title Deeds for any other property on completion.

ENTRANCE HALL

Part glazed front door. Stairs to first floor. Covered radiator. Wall mounted electrical consumer panel. Doors to kitchen, Lounge/diner and:

CLOAKROOM

uPVC obscure double-glazed window to front, and tiled floor. Low level economy flush WC and pedestal wash hand basin with chrome mixer tap and tiled splashback. Extractor fan. Radiator.



KITCHEN 3.56m x 2.21m (11'8" x 7'3")

Bright modern kitchen, with uPVC double-glazed window to front and tiled floor. Fitted wall and base units with composite wood effect worktop and splashback. One and a half bowl chrome sink drainer unit with chrome mixer tap. 4 ring Smeg gas hobs, built in Smeg electric oven with extractor fan above. Space for combi washer/dryer and space for full size fridge freezer. Radiator.

LOUNGE/DINER 5.29m x 4.43m (17'4" x 14'6")

uPVC double-glazed window and double-glazed French doors to the rear. Door to under stairs cupboard. Wall mounted heating control. TV point. Two Radiators. Plug socket with USB connections.

FIRST FLOOR

LANDING

Access hatch to part boarded loft with loft ladder, containing a combi gas boiler. Radiator.

MASTER BEDROOM 4.43m x 3.84m (into cupboards) (14'6" x 12'7" (into cupboards))

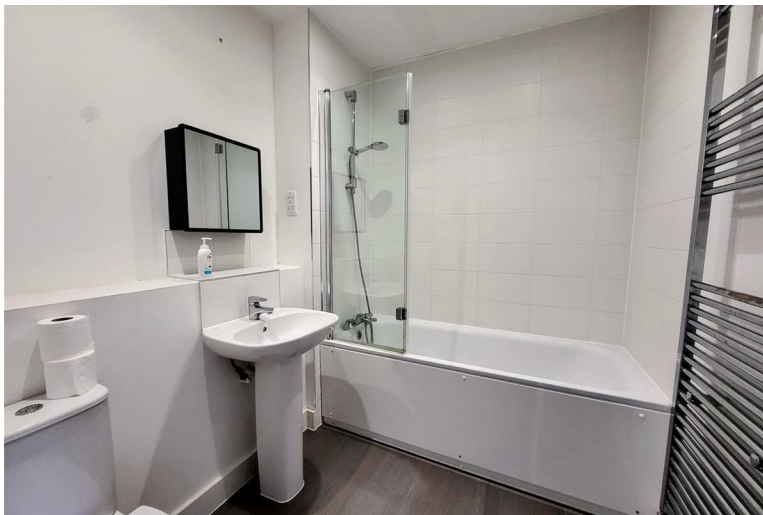
Two uPVC double-glazed windows overlooking rear garden. Fitted wardrobes. Radiator. TV point.

BEDROOM TWO 4.43m x 2.90m (14'6" x 9'6")

Two uPVC double-glazed windows to the front. Radiator. TV Point.

FAMILY BATHROOM 2.25m x 1.99m (7'4" x 6'6")

Modern white suite. Panel enclosed bath with chrome mixer tap, shower hose and glass shower screen. Low level economy flush WC, pedestal sink with chrome mixer tap. Wall mounted mirrored bathroom cabinet. Part tiled walls and tiled floor. Chrome heated towel rail. Extractor Fan.



OUTSIDE

FRONT

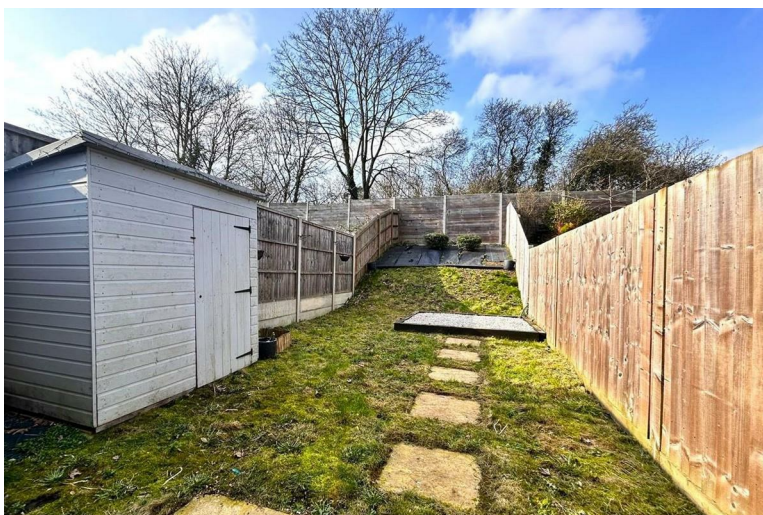
Pathway to front door. Gravel borders. There is a private bin store at the rear of the property.

ALLOCATED PARKING

Allocated parking for two cars, one located directly in front of the property, and the other over to the side.

REAR GARDEN

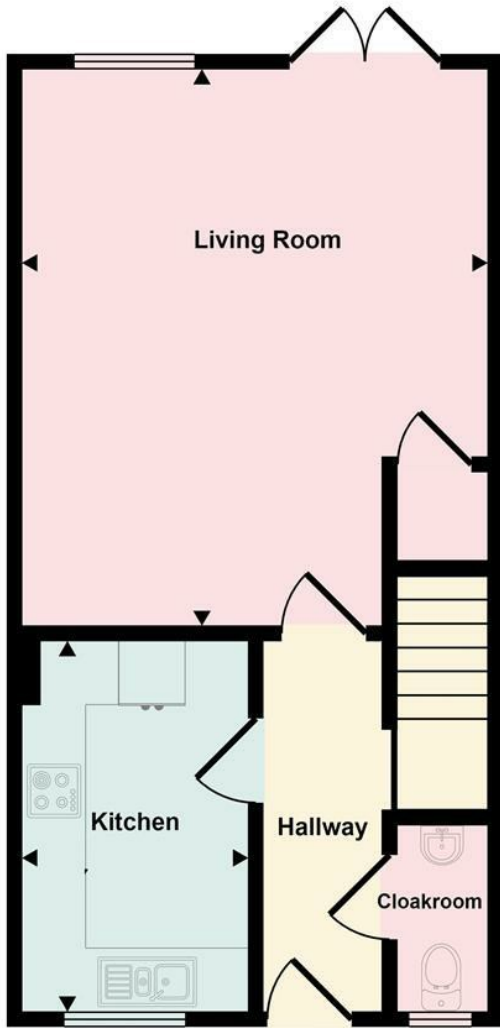
A good size garden with paved sun terrace leading to a lawned area. External lighting and power. Enclosed fencing. Pedestrian gate to side.



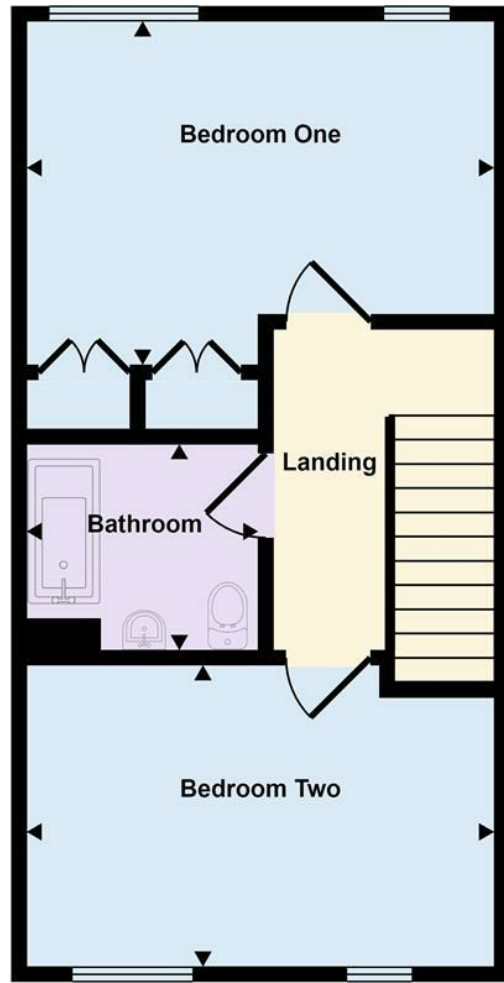
MORTGAGE ADVICE

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
78 sq m / 843 sq ft



Ground Floor
Approx 39 sq m / 422 sq ft



First Floor
Approx 39 sq m / 421 sq ft

Tenure: Leasehold

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.