



**Oliver
Minton**
Sales & Lettings

**19 Buntingford Road,
Puckeridge**

Herts SG11 1RT

Offers In The Region Of £350,000

GREAT CHAIN FREE OPPORTUNITY! In need of modernisation and refurbishment, a good size 3 bedroom mid-terrace house, with garage set to the rear. Located on the Buntingford Road, in the village Conservation Area, to the northern end of Puckeridge High Street, the accommodation comprises: living room, ground floor shower room, kitchen, conservatory, 3 bedrooms and first floor bathroom. There is double glazing, electric storage heaters, an enclosed rear garden and garage. Puckeridge & Standon offer a variety of local shops, pubs, an excellent Farm Shop, whilst Stansted airport is approximately 25 minutes away and the A10 dual carriageway provides direct access to Ware, Hertford and the M25.





LIVING ROOM 5.61m including chimney breast x 3.53m (18'5 including chimney breast x 11'7)

Front door. 2 uPVC double glazed sash windows to front. Fireplace with wood burning stove. Two wall-mounted electric 'Dimplex' heaters. Door to understairs storage cupboard. Staircase to first floor. Door to:

LOBBY AREA

Doorway to Kitchen. Door to:

SHOWER ROOM 1.85m x 1.17m + shower cubicle (6'1 x 3'10 + shower cubicle)

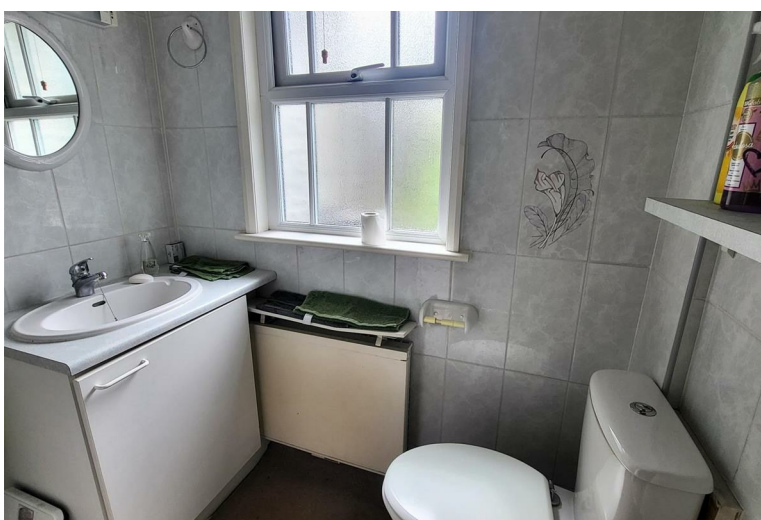
uPVC double glazed obscure window to rear. White WC, wash hand basin with cupboard under. Shower cubicle. Fully tiled walls. Wall-mounted electric heater.

KITCHEN 4.39m x 2.13m (14'5 x 7'0)

Fitted wall, base and drawer units. Work surfaces incorporating sink unit. Built-in electric cooker with extractor hood above. Plumbing for washing machine. Space for fridge and freezer. Window to rear. Part glazed door to:

CONSERVATORY 3.81m x 3.28m (12'6 x 10'9)

Double glazed windows and French doors to rear garden. Wall-mounted electric 'Dimplex' heater. Power and light connected.





FIRST FLOOR LANDING

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

BEDROOM ONE 3.91m including wardrobes x 3.12m (12'10 including wardrobes x 10'3)

Two double glazed windows to rear. Wall-mounted electric 'Dimplex' heater. Fitted double wardrobes with louvred doors.

BEDROOM TWO 3.02m x 2.62m (9'11 x 8'7)

Double glazed window to front. Wall-mounted 'Dimplex' electric heater.

BEDROOM THREE 2.62m x 2.34m + recess (8'7 x 7'8 + recess)

Two double glazed windows to front. Wall-mounted electric 'Dimplex' heater.



BATHROOM 2.18m + mirrored display alcove x 1.32m (7'2 + mirrored display alcove x 4'4)

With bath, wash hand basin with cupboard underneath and WC. uPVC double glazed obscure window. Fully tiled walls. Wall-mounted convector heater/fan.

OUTSIDE

Access to the rear garden and garage is via the nearby archway.

FRONT GARDEN

Path to front door. Flower and shrub beds.

REAR GARDEN 8.53m depth + conservatory x 6.40m (28 depth + conservatory x 21)

Walled, west facing garden with rear access gate.



GARAGE & PARKING 4.98m x 2.54m (16'4 x 8'4)

Up and over door. Personal access door. Power and light connected. Adjoining coal store and storage cupboard. Further car parking space.

AGENTS NOTE

Heating is via electric heaters. Mains electricity, drainage and water are connected. 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
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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.
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Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

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View all our properties at www.oliverminton.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	49	
(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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