



**Oliver  
Minton**  
*Sales & Lettings*

**15, Puckeridge Park,  
Tollsworth Way Puckeridge**

**Herts SG11 1UP**

**Price Guide £230,000**

CHAIN FREE AND WITH NO STAMP DUTY TO PAY...

A well presented and recently redecorated 2 bedroom/ 2 bathroom OMAR MIDDLETON 36' X 20' detached park home on this superb, residential, gated park of just 19 homes, located in the centre of Puckeridge within walking distance of the village pubs and shops. With electric gates at the entrance to this small, exclusive park for the over 50's, there are all mains services provided including gas central heating to radiators and Upvc double glazing. A sofa and armchair suite, modern dining table and chairs, venetian blinds and quality curtains are to remain. Further items could be available by separate negotiation.

The accommodation comprises: Entrance hallway, modern fitted kitchen with built-in appliances, dual aspect sitting room with high ceilings, principal bedroom with walk-in clothes closet and en-suite shower room, a further double bedroom and an up-to-date main bathroom.

There is a side driveway for two vehicles in tandem, paved garden area for ease of maintenance, patio and a storage shed.

The property is within a short walk of Puckeridge High Street which has a convenience store, pharmacy, two public houses together with recreational grounds and a community centre. The adjacent village of Standon is close to hand and provides the traditional bakers and butchers together with convenience store and Post Office.



### Accommodation

Part double glazed entrance door opening to:

### Hall

Leading to living accommodation to one side of the hallway and bedrooms and bathroom to the other. Radiator. Recessed cupboard housing radiator.

### Living/Dining Room 5.84m x 5.39m < 3.08m (19'1" x 17'8" < 10'1")

'L' shape. Lovely bright and airy room with dual aspect windows to front and side and high ceilings. Three radiators. Electric fire suite. Modern sofa and matching armchair to remain together with a dining table and chairs. Door to:

### Kitchen 3.31m x 2.82m (10'10" x 9'3")

Fitted with a range of modern, white wall, base and larder units. Complementary work surfaces over and tiled splash-backs. Inset stainless steel sink and drainer. Built-in oven, grill and microwave oven. Four ring gas hob (currently not connected) with extractor above. Integrated dishwasher. Concealed 'Glow Worm' gas fired boiler. Space for tall fridge/freezer. Upvc double glazed window and door opening to outside.

### Bedroom One 2.84m x 2.49m (9'3" x 8'2")

Upvc double glazed window. Wood laminate flooring. Radiator. Doors off to walk-in clothes closet and en-suite shower room.



**Walk-In Clothes Closet 1.76m x 1.12m (5'9" x 3'8")**

Fitted with hanging rail, shelving and drawer units. Inset down lighting. Wall mounted electric consumer unit.

**En-Suite Shower Room 1.70m x 1.67m (5'6" x 5'5")**

Modern white suite: Corner shower cubicle with curved glazed screen. Vanity wash hand basin with drawers below. Low level w.c. Chrome ladder style heated towel rail. Upvc double glazed frosted window.

**Bedroom Two 2.86m x 2.55m (9'4" x 8'4")**

Upvc double glazed window. Radiator. Range of built-in bedroom furniture to include wardrobe cupboard, over bed storage units, bedside cabinets and chest of drawers.



**Bathroom 1.91m x 1.70m (6'3" x 5'6")**

White suite with panel enclosed bath with mixer tap and hand held attachment. Vanity wash hand basin with drawer unit below. Low level w.c. Chrome ladder style heated towel rail. Upvc double glazed frosted window.

**Exterior**

Puckeridge Park is approached via electronically operated security gates. No. 15 can be found a short way along on the right hand side.

**Garden**

The garden sits mainly to the front and side of the property, designed and paved for ease of maintenance, with patio area and a pathway giving access all the way round. Metal garden shed to remain.



**Parking**

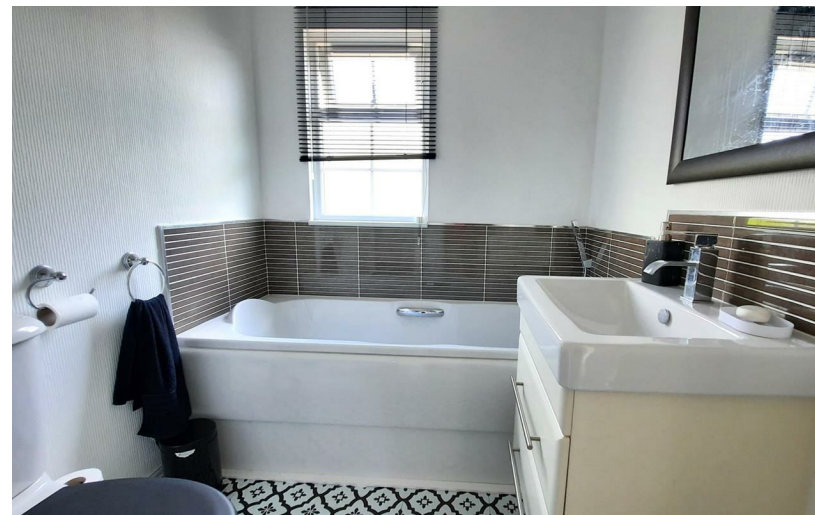
There is off road parking for two vehicles in tandem at the property.

**Services**

Mains services connected: Gas central heating, electricity, mains drainage

**Agents Note:**

- 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
  - 10% of the sale price is payable to the Park Owners when a park home is sold. Please ask for more details.
- Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>





**Tenure:** Leasehold

**Council Tax Band:** A

**Viewing Arrangements:**

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

**Email:** [puckeridge@oliverminton.com](mailto:puckeridge@oliverminton.com)

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