



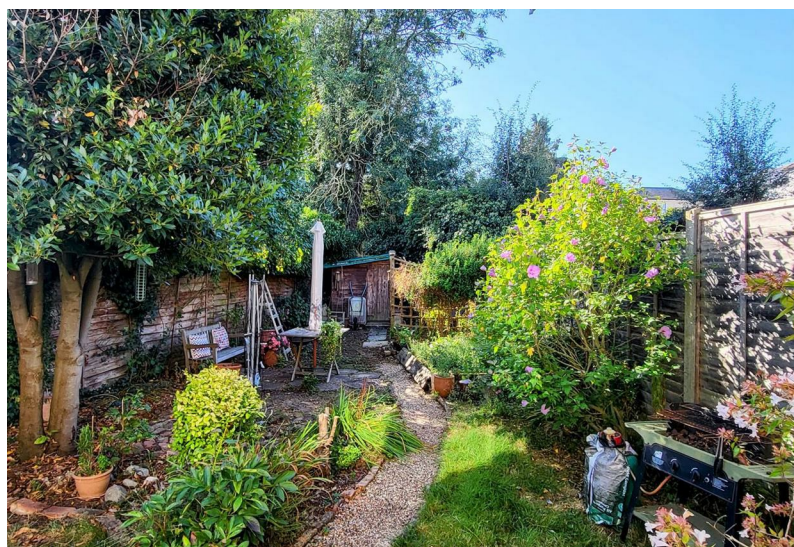
**Oliver
Minton**
Sales & Lettings

**48 Station Road,
Puckeridge**

Herts SG11 1TF

Offers In The Region Of £445,000

Oliver Minton Village & Rural Homes are pleased to offer this older style 3 bedroom semi-detached house on a wedge shaped plot that narrows to the rear and features a large frontage with extensive driveway parking for numerous vehicles and the potential for the building of a garage. The house is in need of refurbishment and has scope to extend, subject to the usual planning permissions. An ideal purchase for a buyer 'in the trade'. Existing accommodation comprises hallway, dining room, lounge, kitchen, rear lobby, downstairs cloakroom, 3 bedrooms and first floor bathroom.





HALLWAY

Front door. Single glazed uPVC window to front. Staircase to first floor with understairs storage cupboard and stairway access down to HALF BASEMENT storage area. Radiator. Doorway to Lounge. Side folding door to:

STUDY 3.38m x 2.82m including chimney breast (11'1 x 9'3 including chimney breast)

Window to front. Radiator.

LIVING ROOM 4.42m x 3.45m (14'6 x 11'4)

Double glazed sliding patio doors to rear garden. 2 radiators. Side folding concertina door to:

KITCHEN 4.37m x 1.88m (14'4 x 6'2)

Windows to side. Fitted wall, base and drawer units. Woodblock work surfaces incorporating single drainer sink unit. Space for cooker. Plumbing and space for dishwasher. Space for fridge/freezer. Radiator. Recess with window to front and space and plumbing for washing machine. Doorway to rear lobby.

REAR LOBBY

Door to rear garden. Recess with space for fridge and access hatch to loft space.





CLOAKROOM

WC. Obscure window.

FIRST FLOOR LANDING

Loft hatches to part-boarded attic space with fitted retractable ladder and potential for future conversion.

BEDROOM ONE 4.50m x 2.82m (14'9 x 9'3)

Window to front. Radiator. Recessed airing cupboard housing hot water cylinder and obscure window to front.

BEDROOM TWO 3.48m x 2.82m (11'5 x 9'3)

Window to rear. Radiator.

BEDROOM THREE 3.12m including wardrobe cupboard x 1.96m (10'3 including wardrobe cupboard x 6'5)

Window to rear. Radiator.

FAMILY BATHROOM 2.51m x 1.52m (8'3 x 5'0)

Bath with electric shower above, WC and pedestal hand basin. Radiator. Obscure window.

OUTSIDE

LARGE FRONT GARDEN & DRIVEWAY

With extensive parking space for numerous vehicles and with scope for the potential building of a detached garage. Side access gate.

REAR GARDEN

Narrowing to the rear. Timber garden shed. Enclosed by panelled fencing.

AGENTS NOTES

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators. There are 9 fitted solar panels, mobile app controlled. New radiators were fitted in 2024 with individual control facility via mobile app.

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



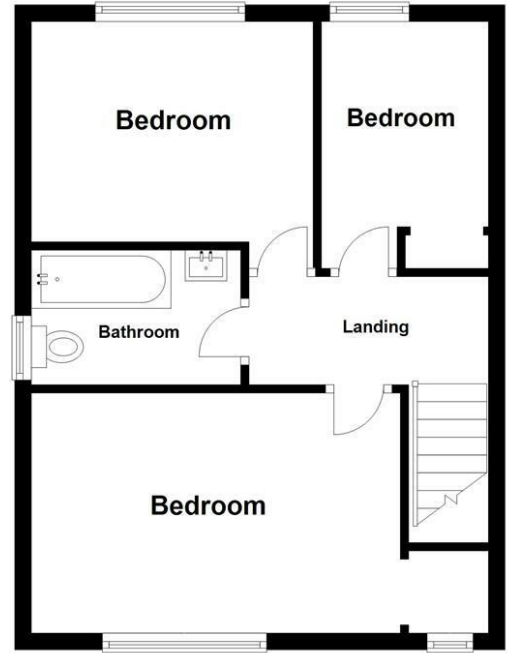
Ground Floor

Approx. 45.9 sq. metres (494.5 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



Total area: approx. 86.5 sq. metres (931.3 sq. feet)

Station Road

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		46	68
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.

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