



**Oliver  
Minton**  
*Sales & Lettings*

**18 St. Johns,  
Puckeridge Herts  
SG11 1SY**

**Asking Price £420,000**

Oliver Minton Village & Rural Homes are pleased to offer for sale this delightful CHAIN FREE 2 bedroom newly-refurbished semi-detached bungalow situated in a peaceful cul-de-sac in Puckeridge. The property comprises a spacious lounge, kitchen with door to rear garden, 2 spacious bedrooms and bathroom. The bungalow also comes with parking for 2 cars and garage.





### **ENTRANCE HALLWAY**

Glazed wooden entrance door. Hallway with doors to all rooms.

### **LOUNGE 5.74 x 3.39 (18'9" x 11'1")**

Double-glazed windows and door to rear garden. Radiator x 2.

### **KITCHEN 3.39 x 2.72 (11'1" x 8'11")**

Range of fitted wall and base units with solid wood work surfaces. Gas cooker with oven. Boiler. Plumbing for washing machine and dishwasher. Double glazed windows to rear. Door to rear garden.

### **BATHROOM 2.26 x 1.82 (7'4" x 5'11")**

Modern suite comprising bath with shower attachment. Hand basin, low level flush WC, part tiled walls, extractor fan. Tiled flooring. Secondary glazed frosted window.





### **BEDROOM ONE 4.44 x 3.38 (14'6" x 11'1")**

Double glazed window to front. Radiator.

### **BEDROOM TWO 3.05 x 2.81 (10'0" x 9'2")**

Double glazed window to front. Radiator.

### **OUTSIDE**

#### **FRONT**

Driveway with parking for two cars, leading to:

#### **GARAGE**

Up and over door.

#### **REAR GARDEN**

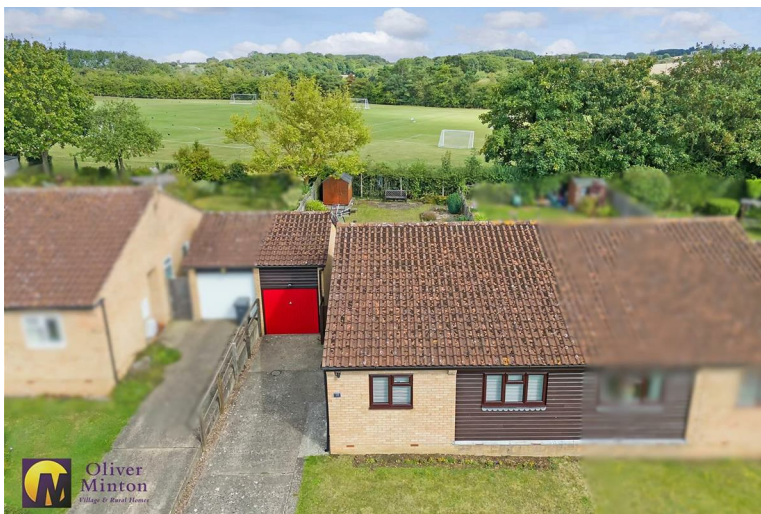
Mainly laid to lawn with paved area.

#### **Services**

All mains services connected: Electricity, gas, main drainage.

Broadband & mobile phone coverage can be checked at

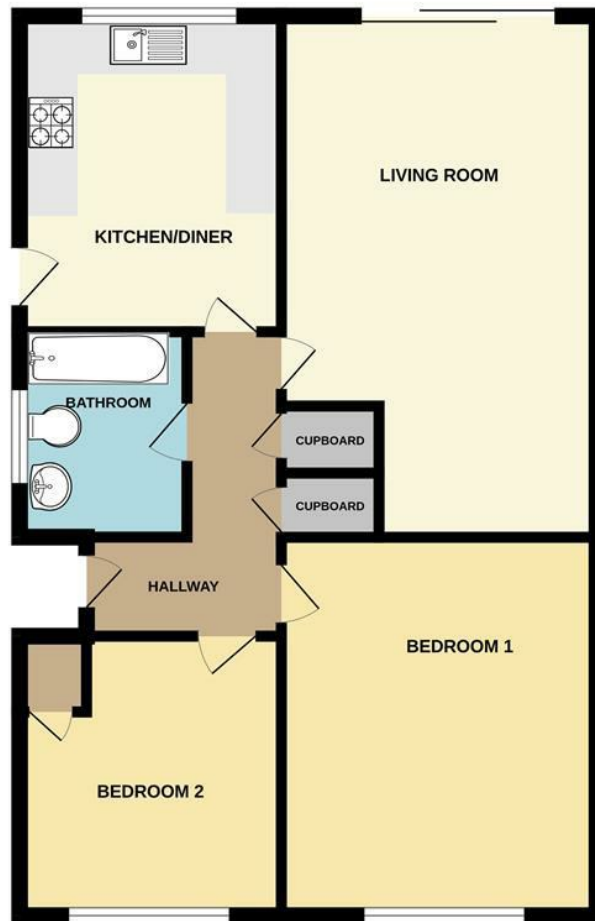
<https://checker.ofcom.org.uk>



#### **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  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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:** D

**Viewing Arrangements:**

Strictly by appointment

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**01920 822999**

**Email:** puckeridge@oliverminton.com

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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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