



**Oliver  
Minton**  
*Sales & Lettings*

**40 Batchelors,  
Puckeridge**

**Herts SG11 1TJ**

**Asking Price £415,000**

Oliver Minton Village & Rural Homes are pleased to offer this CHAIN FREE 3 bedroom end terrace house on a corner plot and with the benefit of a rear driveway and GARAGE. Features and accommodation comprise uPVC double glazing, gas central heating to radiators, enclosed entrance porch, L-shaped through lounge/diner, kitchen, 3 bedrooms and first floor bathroom. There is a good secluded rear garden and the corner plot offers the opportunity to realign the garden wall to enlarge the garden.







### **ENCLOSED ENTRANCE PORCH**

uPVC front door with double glazed panels. uPVC double glazed obscure window to front. Door to recessed cupboard. Inner door to:

### **L-SHAPED LOUNGE/DINING ROOM**

#### **LOUNGE AREA 5.26m x 3.56m (17'3 x 11'8)**

uPVC double glazed window to front. Door to built-in broom cupboard. Open tread staircase to first floor. Radiator. Open archway to:

#### **DINING AREA 3.45m x 2.54m (11'4 x 8'4)**

Double glazed sliding patio doors to rear garden. Radiator. Door at side to:

### **KITCHEN 3.53m x 2.49m (11'7 x 8'2)**

uPVC double glazed window to rear. Basic wall, base and drawer units. Work surfaces incorporating double drainer stainless steel sink unit. Plumbing for dishwasher. Space for cooker and fridge/freezer. Plumbing for washing machine. uPVC double glazed window to rear. Part glazed door to rear garden.

### **FIRST FLOOR LANDING**

Door to built-in airing cupboard housing wall-mounted 'Ideal Logic' combination gas fired boiler. Access hatch to loft.







### **BEDROOM ONE 3.61m x 2.95m (11'10 x 9'8)**

uPVC double glazed window to front. Radiator.

### **BEDROOM TWO 3.56m x 2.97m (11'8 x 9'9)**

uPVC double glazed window to rear. Radiator. Range of fitted double wardrobes and drawer units with dressing table and storage cupboards above.

### **BEDROOM THREE 2.49m including cupboard x 2.08m (8'2 including cupboard x 6'10)**

uPVC double glazed window to front. Radiator. Built-in overstairs storage cupboard.

### **BATHROOM 2.08m x 1.88m (6'10 x 6'2)**

Bath with hand shower attachment, pedestal hand basin and WC. uPVC obscure double glazed window. Fully tiled walls.

### **OUTSIDE**

There are outside sensor security lights.

### **FRONT & SIDE GARDEN AREAS**

Laid to lawn, continuing to side of house on corner plot. This area is within the Title Deed boundaries of the house, offering the potential to realign the garden wall to extend the rear garden area.

### **REAR GARDEN**

An enclosed garden, mainly laid to lawn. Rear access gate to driveway.

### **GARAGE & DRIVEWAY**

Up and over door. Power sockets and lights. Driveway parking in front.

### **AGENTS NOTES**

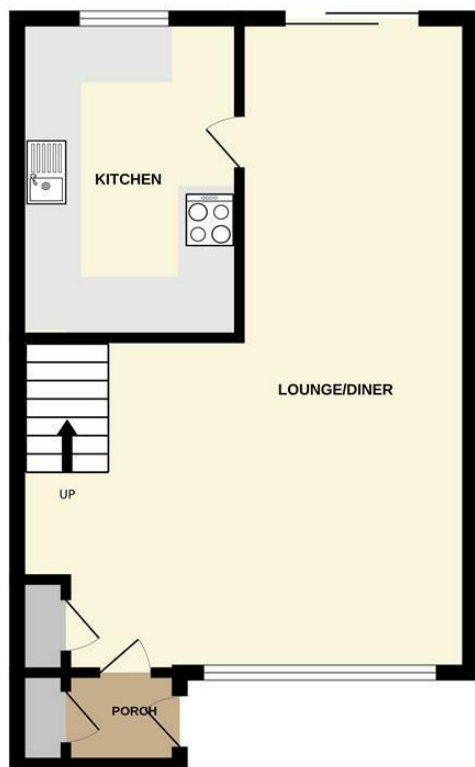
Mains services connected: Electricity, gas central heating, mains drainage. Broadband & mobile phone coverage can be checked at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

### **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  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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