



**Oliver
Minton**
Sales & Lettings

**5 Fishers Mead,
Puckeridge**

Herts SG11 1SP

Asking Price £439,995

Oliver Minton Village & Rural Homes are pleased to offer this CHAIN FREE 3 bedroom semi-detached house in a hugely popular location, with side driveway & garage and super size 77' x 31' secluded rear garden. With the benefit of gas central heating to radiators and uPVC double glazing, accommodation comprises: long hallway, cloakroom with WC, lounge, open-plan kitchen/diner, double glazed conservatory, 3 bedrooms and first floor bathroom. The Puckeridge High Street amenities are within walking distance as are the village schools, doctors' surgery, community centre, recreation ground and delightful walks in the surrounding countryside.





EXTENDED PORCH & HALLWAY

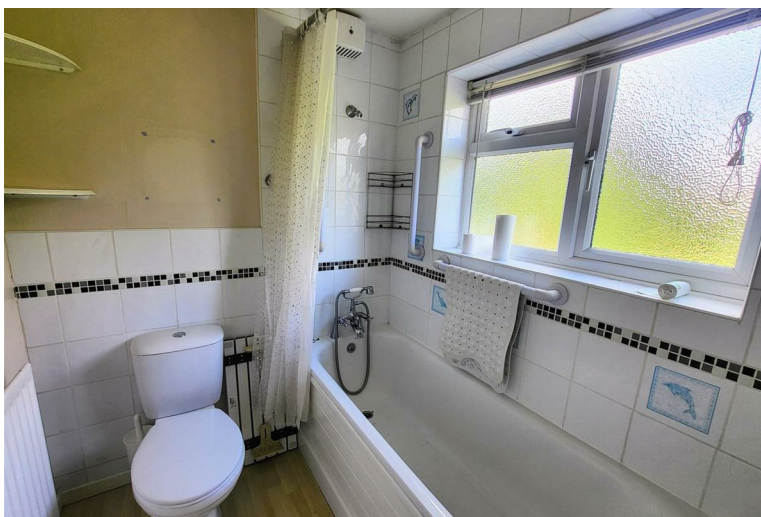
Front door with double glazed inserts. uPVC double glazed window to side. Laminate flooring. Staircase to first floor with understairs storage cupboard. Radiator.

CLOAKROOM

White WC and wash hand basin with cupboard under. uPVC double glazed obscure window to front. Extractor fan.

LOUNGE 4.52m x 3.48m (14'10" x 11'5")

uPVC double glazed windows to front. Wood laminate floor. Radiator. Fireplace with fitted 'Baxi Bermuda VP' gas fire. Door from hall. Multi-pane double doors to:



KITCHEN / DINER 5.38m x 2.74m < 2.95m in dining area (17'8" x 9'0" < 9'8" in dining area)

Full width of the house with wood laminate floor. Kitchen area with fitted wall, base and drawer units and work surfaces incorporating sink unit. Built-in electric induction hob with extractor canopy above and built-in electric double oven below. Integrated fridge/freezer. Integrated slimline dishwasher and 'Bosch' washing machine. Double glazed uPVC sliding patio doors from Dining Area to Conservatory.



DOUBLE GLAZED CONSERVATORY 4.88m x 2.77m (16'0 x 9'1)

Double glazed windows and double doors to rear garden. Boarded wooden floor. Radiator.

FIRST FLOOR LANDING

uPVC double glazed window to side. Access hatch to loft with wall-mounted 'Vaillant' combination gas fired boiler. Doot to built-in linen cupboard.

BEDROOM ONE 3.78m x 3.12m (12'5 x 10'3)

uPVC double glazed window to front. Radiator.

BEDROOM TWO 3.53m x 2.90m including wardrobes (11'7 x 9'6 including wardrobes)

uPVC double glazed window to rear. Radiator. Range of fitted wardrobes and adjoining dressing table unit with drawers.

BEDROOM THREE 2.87m x 2.18m (9'5 x 7'2)

uPVC double glazed window to front. Radiator.

FAMILY BATHROOM 2.44m x 1.75m (8'0 x 5'9)

White WC, pedestal hand basin and bath with shower attachment. Radiator. uPVC obscure double glazed window to rear. Radiator.

OUTSIDE

FRONT GARDEN & DRIVEWAY

Block paved. Decorative low retaining wall. Side access gate to rear garden.

DETACHED GARAGE

Brick built. Up and over door. Adjoining timber garden store to rear.

GOOD SIZE REAR GARDEN 23.47m including conservatory x 9.45m (77' including conservatory x 31'0)

Full width paved patio area with pergola and low retaining wall. Remainder laid to lawn with shaped flower and shrub borders. Enclosed by panelled fencing. Further timber garden shed. Outside water tap.

AGENTS NOTES

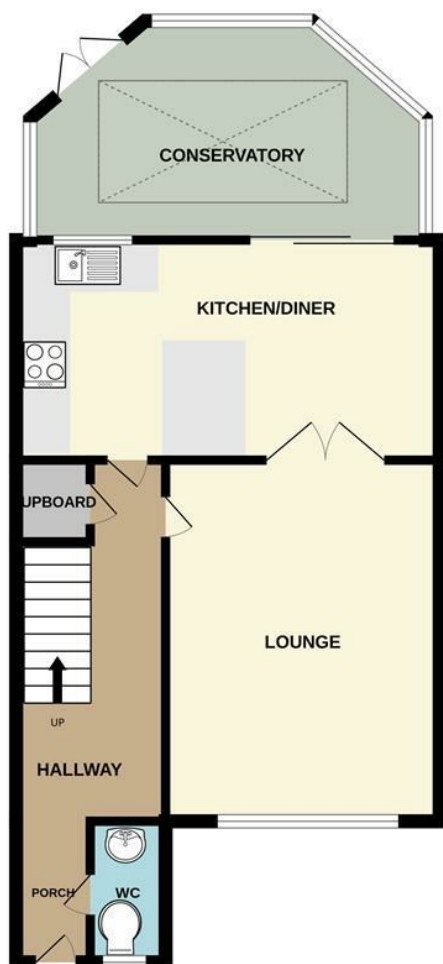
All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

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
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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


28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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