



**Oliver
Minton**
Sales & Lettings

**4 Cannons Court,
Puckeridge**

Herts SG11 1RS

Asking Price £389,500

Oliver Minton Village & Rural Homes are delighted to offer this excellent 3 bedroom end terrace house in a convenient central village location, tucked away at the end of a small cul-de-sac and within a short walk of the High Street shops and pubs. Features include: hallway, downstairs cloakroom/WC, modern fitted kitchen, living room with double glazed conservatory style extension and wood burning stove, upstairs bathroom, uPVC double glazed windows, parking for 2 cars and a secluded walled garden to the side and rear of the house. Puckeridge & Standon offer a variety of local shops, pubs, an excellent Farm Shop, whilst Stansted airport is approximately 30 minutes away and the A10 dual carriageway provides direct access to Ware, Hertford and the M25.





HALLWAY

Front entrance door. Radiator. Staircase to first floor.

CLOAKROOM

Obscure double glazed window to front. Attractive modern white suite comprising low level flush WC and wash hand basin. Tiled flooring. Radiator. Part-tiled walls.

MODERN FITTED KITCHEN 2.97m x 2.64m (9'9" x 8'8")

Double glazed window to front. Range of fitted wall, drawer and base units. Work surfaces incorporating sink unit. Radiator. Oil-fired boiler. Tiled flooring. Part-tiled walls. Plumbing for washing machine and dishwasher. Built-in cooker with electric induction hob, electric oven and grill and extractor hood above. Inset ceiling lights.



EXTENDED LOUNGE/DINING ROOM 6.65m x 4.72m (inc understairs cupb) (21'10" x 15'6" (inc understairs cupb))

Wooden flooring. Open fireplace with fitted wood burning stove. 2 radiators. Large understairs storage cupboard with stylish wooden door. Double glazed side door to rear garden. Double glazed windows to rear.



FIRST FLOOR LANDING

Access hatch to loft. Door to built-in airing cupboard. Inset ceiling lights.

BEDROOM ONE 3.10m x 2.72m (10'2" x 8'11")

Double glazed window to front. Radiator. Wooden flooring.

BEDROOM TWO 3.12m x 2.5m (10'2" x 8'2")

Double glazed window to rear. Radiator. Wooden flooring.

BEDROOM THREE 2.24m x 2.06m (7'4" x 6'9")

Double glazed window to rear. Radiator. Wooden flooring.



FAMILY BATHROOM 1.83m x 1.88m (6'0" x 6'2")

Obscure double glazed window. Radiator. Modern white suite comprising bath with shower above and glazed shower screen, WC and pedestal hand basin with built-in storage units below.

EXTERIOR

ALLOCATED PARKING

Space for 2 cars. Side access gate to garden.

GARDEN

The main area of garden is predominantly to the side of the house, but also continues to the rear and is backing on to farmland. Oil tank. Fully enclosed.

AGENTS NOTE

All mains services are connected with mains water, sewerage, electricity and oil fired 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

Approx. 43.1 sq. metres (463.8 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.1 sq. feet)



Total area: approx. 76.2 sq. metres (819.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Cannon Court

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 |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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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