



**Oliver
Minton**
Sales & Lettings

**1 Stocking Hill,
Cottered**
Herts SG9 9PY
Asking Price £385,000

Being sold CHAIN FREE, a 2 bedroom semi-detached bungalow, built in 1990 and forming part of this delightful small complex, located just 0.3 of a mile from the local village pub and bus-stop. Accommodation comprises double glazed conservatory, L-shaped lounge/dining room, modern fitted kitchen, inner hall, large utility cupboard, 2 bedrooms and spacious shower room. There is a paved, enclosed area to the rear and side, small garden and parking space at the front, double glazing, central heating via air source heat pump, heat recovery and ventilation system and a single garage en-bloc, with further parking for 2 cars. There are delightful walks to be enjoyed in the surrounding countryside.





CONSERVATORY 2.90m x 2.36m (9'6 x 7'9)

Double glazed construction. Radiator. Ceramic tiled floor. Door to recessed storage / meter cupboard.

L-SHAPED LIVING ROOM

LOUNGE AREA 5.31m x 3.53m (17'5 x 11'7)

uPVC double glazed window. Vertical panel radiator. Glazed double doors to Inner Hall.

DINING AREA 2.95m x 1.98m (9'8 x 6'6)

uPVC double glazed window. Large radiator. uPVC double glazed door to rear patio. Archway to:

KITCHEN 2.79m x 2.49m (9'2 x 8'2)

Excellent range of fitted wall, base and drawer units with granite work surfaces incorporating sink and 'Zanussi' electric induction hob with 'Bosch' electric oven and grill and extractor hood above. Integrated slimliner dishwasher. uPVC double glazed window.

INNER HALL

Double doors from Living Room. Built-in airing cupboard with insulated hot water tank. Access hatch to loft. Doors to bedrooms and shower room.





UTILITY CUPBOARD 1.30m x 1.09m (4'3 x 3'7)

Housing fitted water softener. Plumbing for washing machine.

BEDROOM ONE 3.89m x 3.68m (12'9 x 12'1)

uPVC double glazed window. Vertical panel radiator.

BEDROOM TWO 3.68m including wardrobe x 2.46m (12'1 including wardrobe x 8'1)

Double glazed uPVC window. Fitted double wardrobe.

SHOWER ROOM 2.77m x 1.93m (9'1 x 6'4)

Modern white suite comprising large glazed shower cubicle, WC and wash hand basin with cupboards under. Radiator/towel rail. uPVC double glazed obscure window. Vinyl covered floor.

OUTSIDE

There is parking for one car in front of the bungalow.

GARDEN AREA

To the front, side and rear of the bungalow. Mainly paved with flower and shrub beds.

SINGLE GARAGE EN-BLOC

(2nd from left), Up and over door.

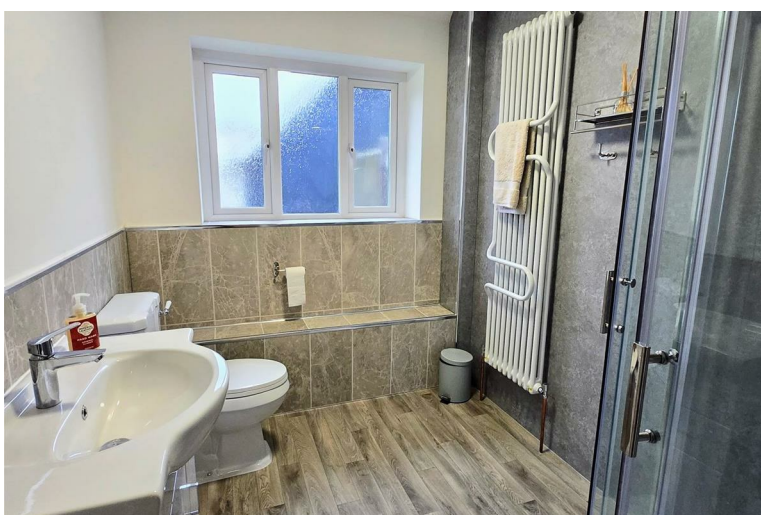
ALLOCATED PARKING SPACE

There is an additional allocated parking space.

AGENTS NOTES

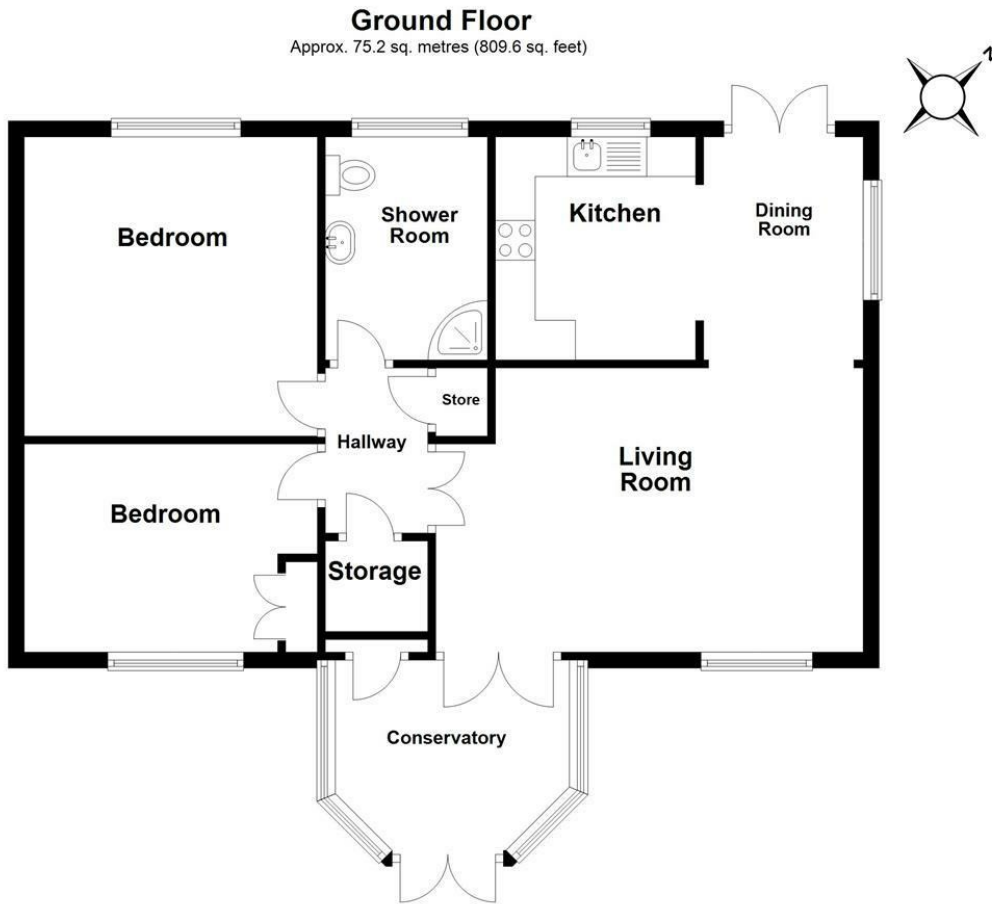
The property is Freehold. An air source heat pump to oversize radiators provides central heating, with a current Mitsubishi maintenance contract. There is mains electricity and drainage. It has mains water with a shared supply. The annual charge has historically worked out to just over £100/year. More information available on request.

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



Total area: approx. 75.2 sq. metres (809.6 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.

Stocking Hill

Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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