



**Oliver  
Minton**  
*Sales & Lettings*

**3 Ford Cottages The Ford,  
Little Hadham**

**Herts SG11 2AY**

**Guide Price £379,995**

Located in the charming village of Little Hadham, Oliver Minton Village and Rural Homes are delighted to market this attractive mid-terrace cottage being sold with no onward chain. With a combination of character features and contemporary modern quality, the property comprises an inviting living room, spacious and rustic kitchen/diner, two well-proportioned bedrooms with built-in wardrobes, downstairs bathroom and en-suite cloakroom in addition to gardens at the front and rear. This is an ideal home for someone to move straight into. The Nags Head public house/Indian restaurant is within short walking distance and the now by-passed village also benefits from an excellent primary school and a thriving Village Hall with associated community events and facilities.







### FRONT GARDEN

Paved garden neatly presented with pathway leading to property. Front door with decorative glass window to:

### LOUNGE 3.5 x 3.4 (11'5" x 11'1")

Oak engineered floor. Radiator. Double-glazed window to front. Attractive wood and coal burning stove.

### INNER HALLWAY

Under-stairs pull-out storage cupboard. Stairs to first floor.



### KITCHEN/DINER 4.8 x 3.1 (15'8" x 10'2")

Double glazed windows to rear. Fitted with a range of wall and base units with solid wood block work surfaces over.

Complementary tiling and wood panelling to splash-back areas. Integrated tall fridge freezer and washing machine. Plumbing for dishwasher. Integrated oven with gas hob. Extractor fan hood. Oak engineered flooring. Door to rear garden.





### **BATHROOM 2.5 x 1.6 (8'2" x 5'2")**

Part-tiled walls. Oak engineered flooring. Heated towel rail. Bath with shower and fitted shower screen. Low level flush WC. Sink basin with mixer tap.

### **FIRST FLOOR LANDING**

Oak engineered flooring. Doors to bedrooms. Access to fully boarded loft.

### **BEDROOM 3.3 x 2.4 (10'9" x 7'10")**

Double glazed window to rear. Radiator. Built-in storage space. Door to en-suite cloakroom.



### **EN-SUITE CLOAKROOM**

Oak flooring. Low level flush WC. Sink basin with mixer tap.

### **BEDROOM 3.4 (into wardrobe) x 2.9 (11'1" (into wardrobe) x 9'6")**

Double glazed window to front. Radiator. Built-in wardrobes.

### **OUTSIDE**

#### **REAR GARDEN**

Brick-paved courtyard-style rear garden.

### **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/>

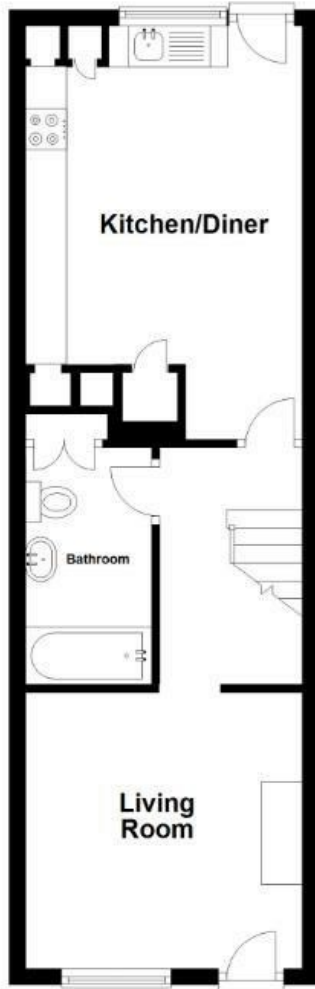


### **MORTGAGE ADVICE**

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

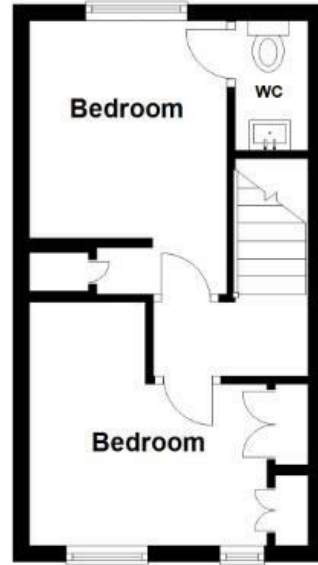
## Ground Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



## First Floor

Approx. 20.0 sq. metres (214.9 sq. feet)



Total area: approx. 57.6 sq. metres (619.5 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.

## Ford Cottages

**Tenure:** Freehold

**Council Tax Band:** C

**Viewing Arrangements:**

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

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**View all our properties at [www.oliverminton.com](http://www.oliverminton.com)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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