



**Oliver
Minton**
Sales & Lettings

**69 Station Road,
Puckeridge
Herts SG11 1TE
Price Guide £369,995**

**** CHAIN FREE ** MOTIVATED VENDOR ** BOOK YOUR APPOINTMENT TO VIEW ****

Oliver Minton are delighted to present this character two bedroom mid-terraced cottage located in the desirable village of Puckeridge. The house comprises lounge, dining room, kitchen, downstairs bathroom and two first floor bedrooms. The property also benefits from a generous rear garden, gas central heating and uPVC double glazing. Puckeridge & Standon offer a variety of local shops, pubs and an excellent Farm Shop. Stansted airport is approximately 20 minutes away and the A10 dual carriageway provides direct access to Ware, Hertford and the M25.





ENTRANCE

Front door leading into:

LOUNGE 3.17 into bay x 3.55 (10'4" into bay x 11'7")

Feature fireplace with open fire. Wood flooring. Alcoves with a fitted cupboard. Bay window to front with uPVC double glazing. Door into:

DINING ROOM 3.6 max x 3.25 (11'9" max x 10'7")

Feature fireplace. Wood flooring. uPVC double glazed window to rear. Stairs to first floor. Under stairs cupboard. Part glazed door to:

KITCHEN 2.72 x 2.11 (8'11" x 6'11")

Range of fitted wall and base units, with work surfaces and sink. Freestanding electric cooker. Space for fridge/freezer and plumbing for washing machine. Tiled floor. uPVC double glazed window to side and door to garden. Door to:



BATHROOM 2.14 x 1.67 (7'0" x 5'5")

Modern white suite comprising bath with shower, pedestal wash basin and wc. uPVC double glazed obscured glazed window to rear.

BEDROOM ONE 3.6 max x 2.78 (11'9" max x 9'1")

Fitted cupboards. Feature fireplace surround. Wood flooring. uPVC double glazed window to front.

BEDROOM TWO 3.63 max x 2.58 (11'10" max x 8'5")

Fitted cupboard. Feature fireplace surround. Wood flooring. uPVC double glazed window to rear.

OUTSIDE

FRONT GARDEN

Picket fence to front garden with pedestrian gate and path to front door. Gravel area with flower bed.

REAR GARDEN

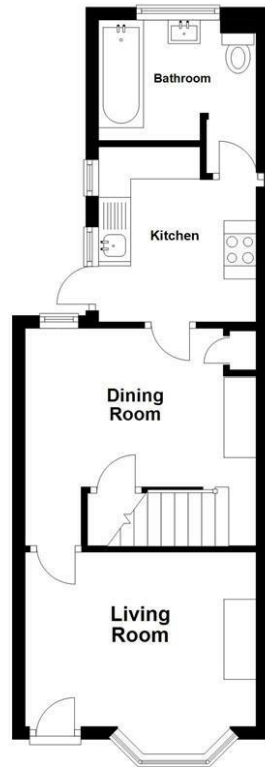
Attractive garden with paved and gravel paths. Panelled fencing. Shrub borders. Shed with power. Right of way access. Outside tap.



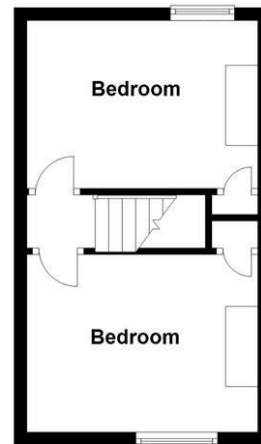
MORTGAGE ADVICE

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. 33.7 sq. metres (362.6 sq. feet)



First Floor
Approx. 23.3 sq. metres (250.8 sq. feet)



Total area: approx. 57.0 sq. metres (613.4 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.

Station Road

Tenure: Freehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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