



**Oliver  
Minton**  
*Sales & Lettings*

**Mill Cottage, 23 Cambridge Road  
Wadesmill, nr Ware**

**Herts SG12 0TJ**

**Asking Price £395,000**

Oliver Minton Village & Rural Homes are delighted offer this lovely 2 bedroom cottage in this sought-after village, just to the north of Ware. With the Feathers pub, Thundridge CofE Primary School and 'Ermines' local cafe & stores all within short walking distance, this charming cottage features a long, 2-section rear garden, double glazing, gas central heating to radiators and accommodation comprising: entrance, lobby, living area, dining area, kitchen, ground floor bathroom, double glazed conservatory and 2 good size first floor bedrooms.







### ENTRANCE LOBBY

With multi-pane glazed windows and door to:

### LIVING ROOM 4.27m inc chimney breast v 3.68m (14'0 inc chimney breast v 12'1)

Double glazed sash window to front with fitted shutter blinds. Brick fireplace with inset wood burning stove. Radiator with decorative cover. Exposed beams. Door to:

### DINING ROOM 3.40m x 2.21m (11'2 x 7'3)

Door to recessed larder cupboard. Stairs to first floor landing. Tongue and groove panelling to one wall. Radiator with decorative cover. Built-in storage cupboard. Exposed beams. Multi-panel glazed door to:







### **KITCHEN 3.10m x 1.83m < 3.71m (10'2 x 6'0 < 12'2)**

L-shaped room. Double glazed windows and door to Conservatory. Range of fitted wall, base and drawer units with work surfaces incorporating sink unit. High ceiling with double glazed 'Velux' style skylight window. Space for range cooker and plumbing for washing machine. Door to Bathroom.

### **DOUBLE GLAZED CONSERVATORY 3.78m x 2.26m (12'5 x 7'5)**

Tiled floor. Double glazed doors to rear garden.



### **BATHROOM 2.16m x 1.63m (7'1 x 5'4)**

White suite comprising WC, pedestal hand basin and bath with shower above and glazed screen. Radiator.

### **FIRST FLOOR LANDING**

Access hatch to loft. Doors to:

### **BEDROOM ONE 4.27m x 3.73m (14'0 x 12'3)**

Double glazed windows to front with fitted shutter blinds. Radiator with fitted shutter blinds. Exposed beam. Exposed brick chimney breast and open fireplace.



### **BEDROOM TWO 2.64m + wardrobes x 2.26m (8'8 + wardrobes x 7'5)**

Double glazed window to rear. Radiator with decorative cover. Built-in wardrobe cupboards to one wall. Door to recessed linen cupboard housing wall-mounted 'Vaillant' gas fired boiler.

### **OUTSIDE**

### **REAR GARDEN 30.00m x 4.29 (98'5" x 14'0")**

This lovely garden extends to nearly 100ft and is in two sections, with right of way side gates. Useful, large brick built outbuilding and greenhouse.

### **AGENTS NOTES**

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

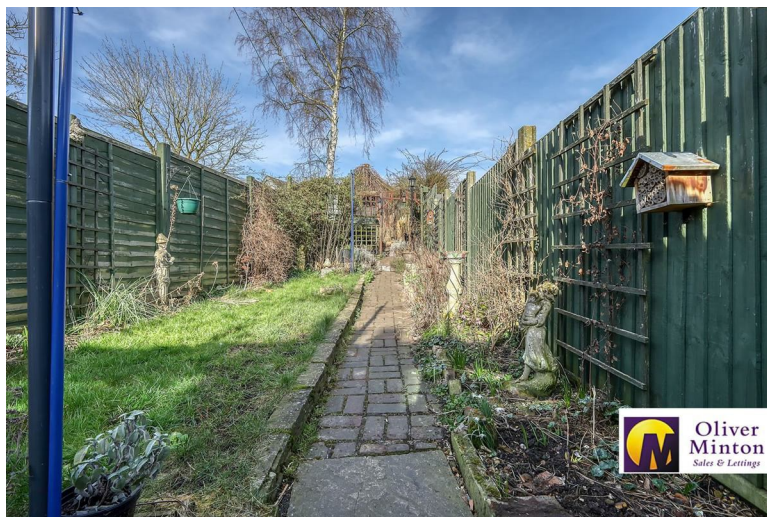
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>











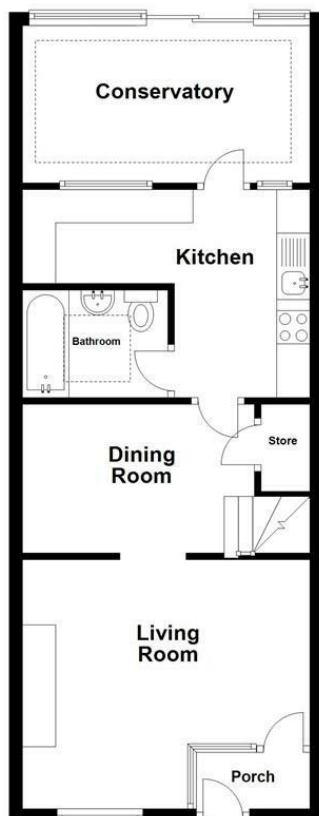
## MORTGAGE ADVICE

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



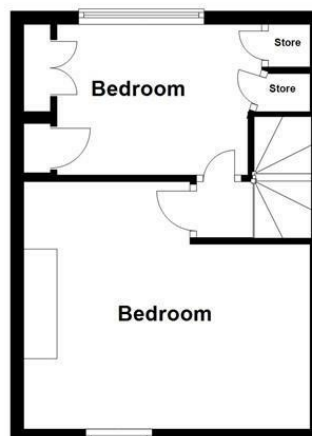
### Ground Floor

Approx. 49.8 sq. metres (536.2 sq. feet)



### First Floor

Approx. 26.0 sq. metres (280.3 sq. feet)



Total area: approx. 75.9 sq. metres (816.6 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.

**Cambridge Road**

**Tenure:** Freehold

**Council Tax Band:** C

**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](http://www.oliverminton.com)**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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		
<b>England &amp; Wales</b>	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.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.