



**Oliver  
Minton**  
*Sales & Lettings*

**Bank Cottage 82 High Street,  
Puckeridge**

**Herts SG11 1RX**

**Guide Price £325,000**

Oliver Minton Village & Rural Homes are delighted to offer this charming 2-bedroom cottage located towards the southern end of Puckeridge High Street and close to St Thomas of Canterbury Catholic Primary school. The cottage benefits from a large rear garden and gas central heating to radiators. The accommodation comprises ground floor accommodation of through lounge/diner with exposed beams, kitchen and conservatory/utility room, and on the first floor are two bedrooms and bathroom. The garden extends a long way to the rear with various tiers and outbuildings. No onward chain.







### **KITCHEN 3.0 x 2.44 (9'10" x 8'0")**

Entrance door from side pathway. Door and windows to conservatory/utility room. Tiled floor and part-tiled walls. Work surfaces with fitted white base units and cupboards above. 'Leisure' Gas Range-style Cooker with Two Ovens, with 4 ring hob and extractor over. One and a half bowl chrome sink drainer unit with chrome mixer tap. Space for dishwasher and washing machine. Inset ceiling lights.

### **LOUNGE/DINER 5.35 x 3.0 (17'6" x 9'10")**

Exposed brick fireplace with log burner effect fire. Exposed beams. Radiators. Window to front. Opening to kitchen and staircase leading to first floor landing.

### **CONSERVATORY/UTILITY ROOM 3.0 x 2.78 (9'10" x 9'1")**

Plumbing for washing machine. Work surface with under-counter fridge and under-counter freezer, and extra storage with microwave. Tiled flooring. Radiator. Door to rear garden. Windows to side and rear. Wall-mounted light.







## LANDING

Loft hatch. Doors to bedrooms and bathroom. Built-in over-stairs storage.

## BEDROOM ONE 3.2 x 3.0 (10'5" x 9'10")

Window to front. Exposed brickwork, exposed beams, radiator and latch door. Built-in storage space

## BEDROOM TWO 3.0 x 2.6 (9'10" x 8'6")

Window to rear. Radiator. Latch door. Built-in shelves and built-in cupboard housing boiler.



## BATHROOM 2.12 x 1.32 (6'11" x 4'3")

Low level flush WC. Bath with shower fixture and shower screen. Part-tiled walls. Wash hand basin with chrome taps. Towel rail. Wooden flooring.

## LONG REAR GARDEN

Large secluded rear garden, tiered with steps up to lit patio area. Generous storage outbuilding with butler sink and benefiting from light, heat and sewerage connections. Paved tier, and further area laid to lawn. Timber sheds.



## FRONT

Steps leading up to gate with side path to main entrance. Door at the front has been closed off on inside but could be easily reinstated.

## 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/>

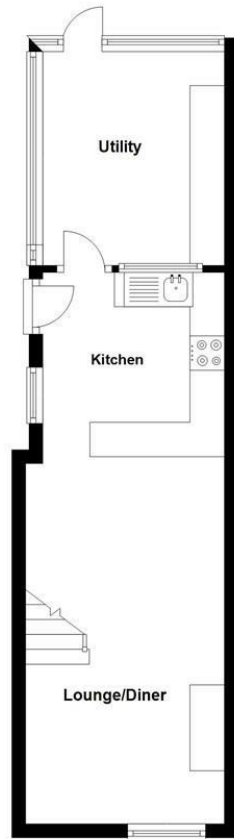
## MORTGAGE ADVICE

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



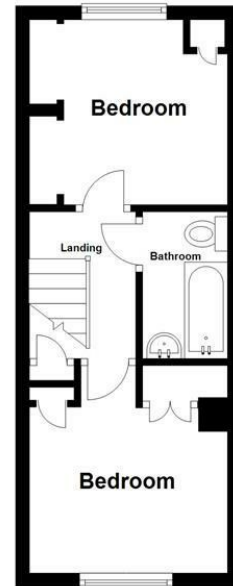
### Ground Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



### First Floor

Approx. 22.8 sq. metres (245.0 sq. feet)



Total area: approx. 53.9 sq. metres (580.6 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.

**High Street**

**Tenure:** Freehold

**Council Tax Band:** C

**Viewing Arrangements:**

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

**Email:** puckeridge@oliverminton.com

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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.