



**Oliver  
Minton**  
*Sales & Lettings*

**73 Station Road,  
Puckeridge**

**Herts, SG11 1TE**

**Asking Price £355,000 Freehold**

Oliver Minton Village & Rural Homes are delighted to offer For Sale this CHAIN FREE 2 bedroom Victorian cottage. With a long, classic 'cottage' garden, there is uPVC double glazing, gas central heating to radiators and accommodation comprising: sitting room, separate dining room, kitchen, lean-to utility, ground floor bathroom and 2 good size first floor bedrooms. Roger De Clare First School & Nursery and Ralph Sadleir Middle School are within short walking distance as is the Community Centre and recreation ground and doctors surgery. Village shops and pubs are available both in Standon & Puckeridge High Street and there are delightful walks to be enjoyed in the surrounding countryside.





### ENCLOSED ENTRANCE PORCH

Outer and inner doors to:

**LIVING ROOM 3.23m to face of chimney breast x 3.18m into bay (10'7 to face of chimney breast x 10'5 into bay)**

Bay window to front with uPVC double glazed windows. Radiator. Attractive open fireplace. Alcove with built-in cupboard housing 'Worcester' gas fired boiler. Multi-pane door to:

**DINING ROOM 3.35m including stairs x 3.18m to face of chimney (11'0 including stairs x 10'5 to face of chimney br)**

Staircase to first floor with understairs storage cupboard. Radiator. Chimney breast. Built-in storage cupboard. Window at rear to Lean-to. Doorway opening and step down to Kitchen.

**KITCHEN 2.77m x 2.03m (9'1 x 6'8)**

Fitted with a range of wall, base and drawer units. Work surfaces incorporating sink unit with mixer tap. Recess with 'Belling' cooker incorporating double oven and electric halogen hob. Space for fridge. Plumbing for washing machine. Part tiled walls. Double glazed skylight window. Radiator. Part glazed door and window to Lean-to. Door at rear to lobby and folding concertina door to:





### **LEAN-TO UTILITY 2.49m x 1.24m (8'2 x 4'1)**

Space for tumble dryer. Power and light. uPVC double glazed door to garden. Polycarbonate roof.

### **BATHROOM 2.24m x 1.65m (7'4 x 5'5)**

White WC and wash hand basin with cupboard under. Bath with shower above. uPVC double glazed window. Ceramic tiled floor. Radiator.

### **FIRST FLOOR LANDING**

Built-in storage cupboard over stairs.

### **BEDROOM ONE 3.53m including chimney breast x 2.79m + recessed (11'7 including chimney breast x 9'2 + recessed war)**

uPVC double glazed window to front. Radiator.



### **BEDROOM TWO 3.18m to face of chimney breast x 2.54m (10'5 to face of chimney breast x 8'4)**

uPVC double glazed window to rear. Radiator. Recessed corner hanging rail and shelved storage.

### **OUTSIDE**

#### **REAR GARDEN**

A long, pretty 'cottage garden' with large paved patio area, retaining wall and gate leading to remainder mainly laid to lawn with flower and shrub borders. Enclosed by panelled fencing. Timber garden shed to rear.

### **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/>

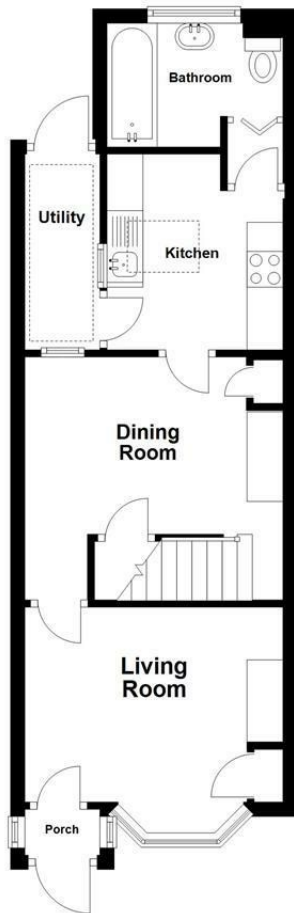


### **MORTGAGE ADVICE**

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

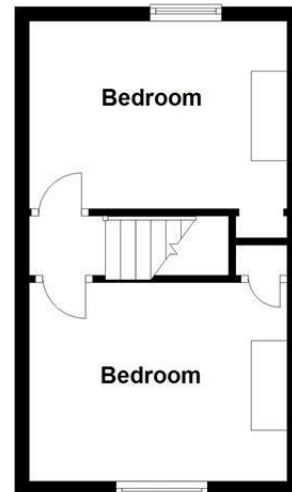
### Ground Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



### First Floor

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



Total area: approx. 61.3 sq. metres (659.6 sq. feet)  
**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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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.

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