



 Oliver



**Oliver
Minton**
Sales & Lettings

**34 Lunardi Court,
Puckeridge
Herts, SG11 1UT
Asking Price £350,000**

Oliver Minton Village & Rural Homes are delighted to offer this 2 bedroom modern terraced house in this central village 'court' setting, with allocated parking, double glazing, gas central heating to radiators, entrance hall, downstairs cloakroom/WC, lounge, kitchen/diner and first floor bathroom. There is a good size enclosed rear garden, with the Puckeridge High Street shops, schools and other amenities, all within walking distance.



 Oliver
Minton
Village & Rural Homes



 Oliver
Minton
Village & Rural Homes



Enclosed Entrance Hall

Part glazed front door. Radiator. Wood flooring. Multi-pane door to Lounge. Door to:

Cloakroom

White corner wash hand basin and WC. Radiator. Obscure double glazed window.

Lounge 5.00m x 3.68m (16'5 x 12'1)

Staircase to first floor. Double glazed day window to front with radiator.

Kitchen / Diner 3.68m x 2.62m (12'1 x 8'7)

Double glazed window and uPVC French doors to rear garden. Fitted wall, base and drawer units with work surfaces incorporating sink unit. Wall-mounted 'Worcester' gas fired boiler. Radiator. 'Ariston' gas hob with electric oven below and extractor unit above. Space for fridge/freezer, plumbing for washing machine and recess for slimline dishwasher.

First Floor Landing

Access hatch to loft. Radiator.





Bedroom One 3.43m x 2.67m + wardrobes (11'3 x 8'9 + wardrobes)

Double glazed window to front. Radiator. Two built-in recessed wardrobe cupboards.

Bedroom Two 3.20m x 1.73m (10'6 x 5'8)

Double glazed window to rear. Radiator.

Bathroom

Suite comprising bath with hand shower attachment, pedestal hand basin and WC. Double glazed obscure window. Extractor fan. Chrome heated towel rail.

Outside

Rear Garden 11.58m x 4.27m (38 x 14)

Paved patio area with retaining wall and steps up to artificial lawn and shingle area to rear. Timber garden shed. Outside water tap. Enclosed by panelled fencing.

Allocated Parking Space

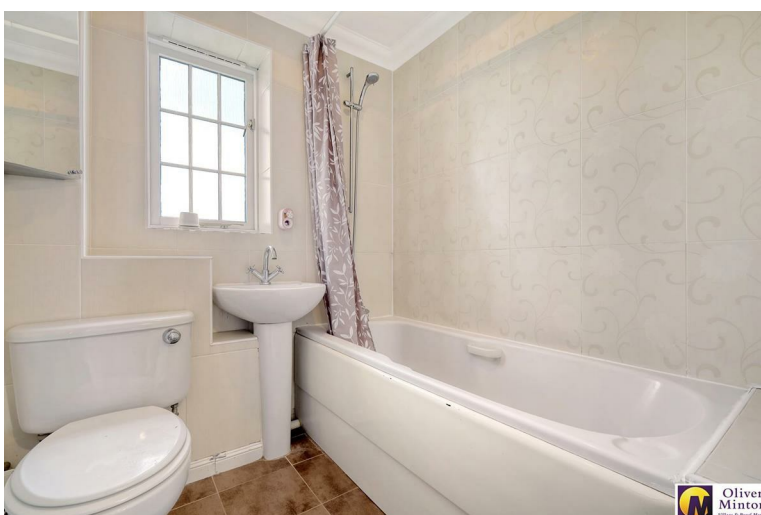
Parking space for one car.

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/>

There is a service charge of circa £334 per annum paid to Warwick Estates Property Management Ltd towards the maintenance of the communal areas in the road.

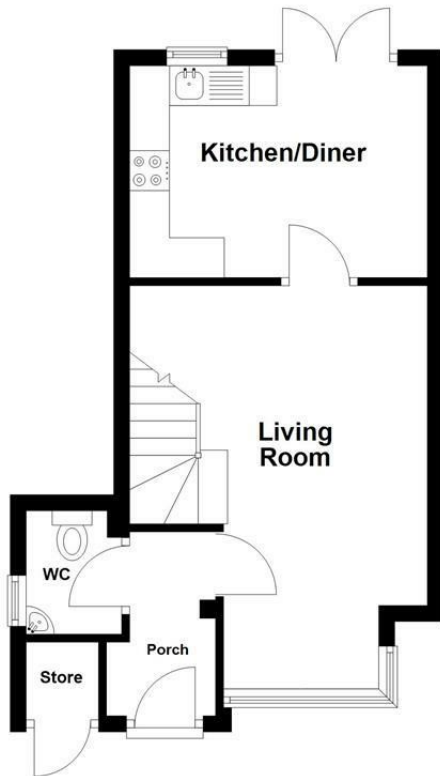


MORTGAGE ADVICE

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

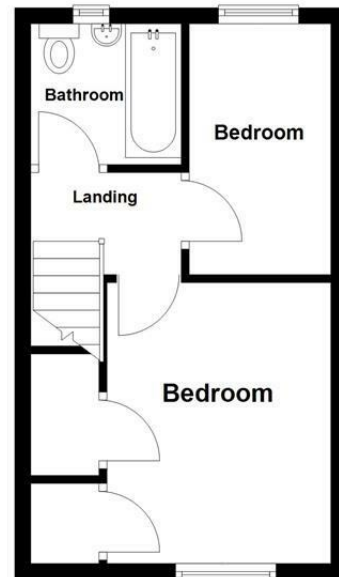
Ground Floor

Approx. 32.2 sq. metres (346.8 sq. feet)



First Floor

Approx. 25.1 sq. metres (270.4 sq. feet)



Total area: approx. 57.3 sq. metres (617.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp. □

Lunardi Court

Tenure: Freehold

Council Tax Band: D

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(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.

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.