



**Oliver
Minton**
Sales & Lettings

**41 Station Road,
Puckeridge**

Herts SG11 1TE

Asking Price £349,000

Oliver Minton Village & Rural Homes are delighted to offer this charming two bedroom mid-terrace Victorian cottage with sympathetically modernised and well presented accommodation comprising sitting room, separate dining room, updated kitchen and bathroom and 2 good size first floor bedrooms. There is uPVC double glazing and gas central heating to radiators and a pretty courtyard rear garden. Puckeridge village High Street with it's general store, hairdressers, pharmacy and pubs are within short walking distance, as are the village schools, doctor's surgery, recreation ground and community centre.





Porch

Front door opening to:

Sitting Room 3.53m including chimney breast x 3.12m into bay (11'7 including chimney breast x 10'3 into bay)

uPVC double glazed bay window to front. Radiator. Laminate wood floor. Inset ceiling lights.

Dining Room 3.38m including staircase x 2.59m (11'1 including staircase x 8'6)

uPVC double glazed window to rear. Inset ceiling lights. Radiator. Staircase to first floor with understairs built-in storage cupboards. Doorway opening and step down to:

Updated Kitchen 3.12m x 1.78m (10'3 x 5'10)

Modern range of white wall, base and drawer units with slate work surfaces incorporating sink unit. Built-in electric induction hob with extractor hood above. Built-in electric oven. Integrated fridge and freezer and slimline dishwasher. Ceramic tiled floor. uPVC double glazed window.





Updated Bathroom 1.73m x 1.63m (5'8 x 5'4)

White suite comprising bath with shower attachment and separate shower above, WC with concealed cistern and wash hand basin with drawers below. uPVC double glazed obscure window. Ceramic tiled floor. Access hatch to loft space.

First Floor Landing

Stairwell with access hatch to boarded loft space with light connected and housing combination gas fired boiler.

Bedroom One 3.20m including wardrobes x 2.69m (10'6 including wardrobes x 8'10)

uPVC double glazed window to front. Radiator. Range of fitted wardrobes. Wood laminate floor.



Bedroom Two 3.20m + alcoves x 2.57m (10'6 + alcoves x 8'5)

uPVC double glazed window to rear. Door to recessed wardrobe. Radiator. Wood laminate floor.

Outside

Rear Courtyard Garden

Fully decked area with space for table and chairs. Right of way access gates.

Agents Notes

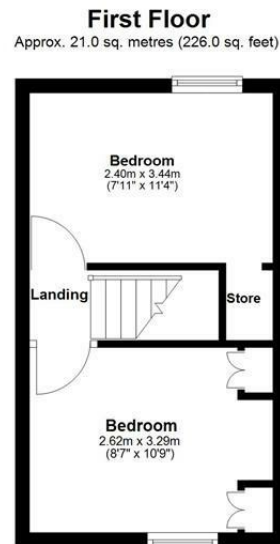
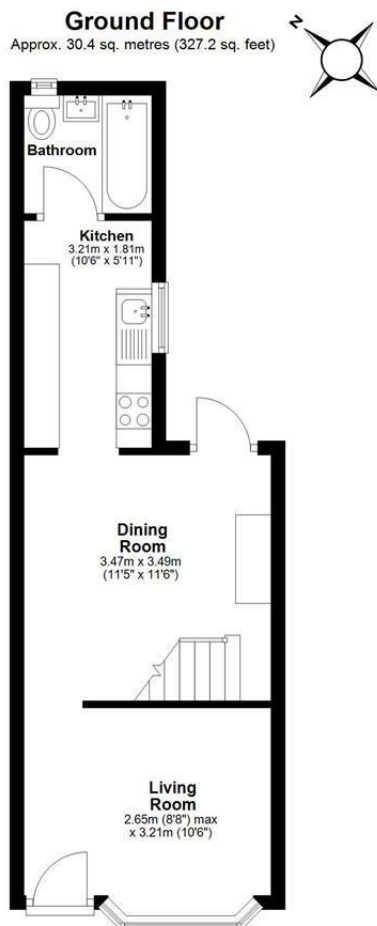
All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

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



Total area: approx. 51.4 sq. metres (553.1 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.

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Plan produced using PlanUp.

Station Road

Tenure: Freehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

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Email: puckeridge@oliverminton.com

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(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

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