



**Oliver
Minton**
Sales & Lettings

**7 Stearn Way,
Buntingford
Herts SG9 9GH
Asking Price £475,000**

Offered For Sale with NO CHAIN involvement is this excellent three bedroom semi-detached house, built by Fairview Homes. In a great position within a secluded cul-de-sac turning, set back from the tree-lined London Road, this property includes uPVC double glazing, gas central heating to radiators, hallway, cloakroom/WC, fitted kitchen/diner with integrated appliances, spacious lounge, 3 bedrooms, en-suite shower room and family bathroom.





HALLWAY

Front door. Staircase to first floor. Storage cupboard. Radiator.

DOWNSTAIRS CLOAKROOM

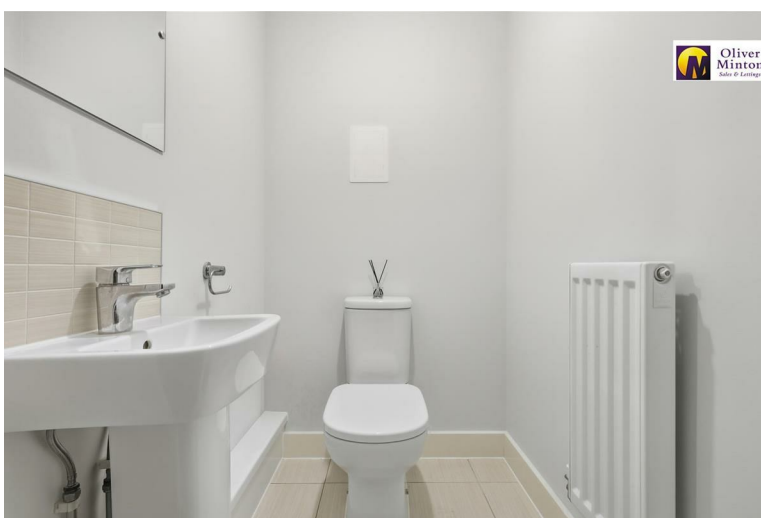
Pedestal wash hand basin. Low level flush WC. Radiator. Extractor fan. Tiled floor.

LIVING ROOM 5.009 (into bay) x 5.901 x 3.406 (16'5" (into bay) x 19'4" x 11'2")

UPVC double glazed window to front. Two radiators.

EXCELLENT KITCHEN / DINER 5.011 x 3.183 (16'5" x 10'5")

UPVC double glazed door and windows to rear. Radiator. Tiled floor. Range of wall and base units. Built-in stainless steel electric oven. Five ring stainless steel gas hob and stainless steel extractor fan above. Built-in fridge freezer, washing machine and dishwasher. One and a half bowl stainless steel sink. Spotlights to ceiling and cupboard housing "Glo-worm" gas boiler.





FIRST FLOOR LANDING

Loft hatch. Airing cupboard with shelving. Doors to all rooms.

BEDROOM 1 3.434 x 3.428 (11'3" x 11'2")

UPVC double glazed window to front. Radiator. Door to:

EN-SUITE SHOWER ROOM

White suite comprising WC, pedestal wash hand basin. Shower cubicle. Heated towel rail. Fully tiled walls and floor. Frosted UPVC window to front.

BEDROOM 2 3.693 x 2.866 (12'1" x 9'4")

UPVC window to rear. Radiator.

BEDROOM 3 3.220 x 2.069 (10'6" x 6'9")

UPVC window to rear. Radiator.

FAMILY BATHROOM

White suite comprising panel enclosed bath with shower attachment. Low level W/ C. Pedestal wash hand basin. Heated towel rail. Spotlights to ceiling. Fully tiled walls and floor. Frosted UPVC double glazed window to side.

OUTSIDE

FRONT GARDEN / DRIVEWAY

Driveway parking in front of garage and further visitor parking bay to front.

GARAGE 5.875 x 3.056 (19'3" x 10'0")

Up and over door. Personal access door to rear. Eaves storage space.

REAR GARDEN

Mainly laid to lawn with patio area and further small decked area for bin storage. Wooden shed. Exterior light. Door to garage from rear.

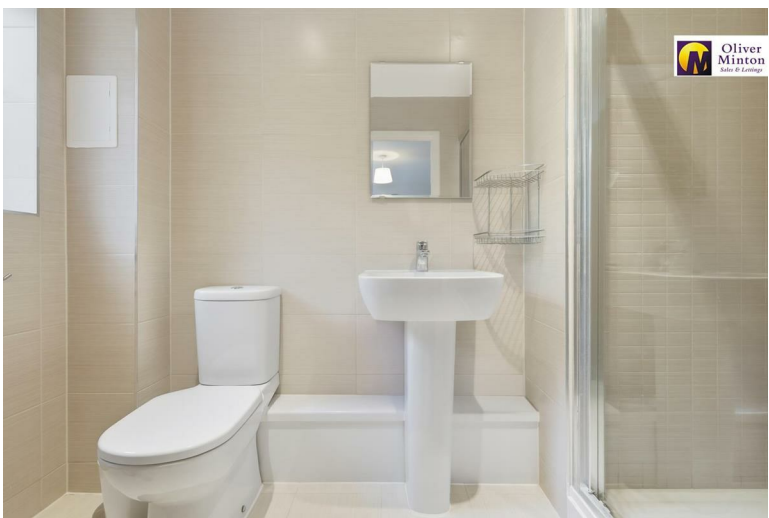
AGENTS NOTES

There is an annual maintenance charge towards the upkeep of the communal areas of the development of circa £250 per annum.

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/>



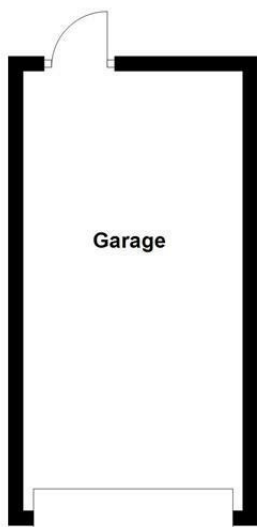




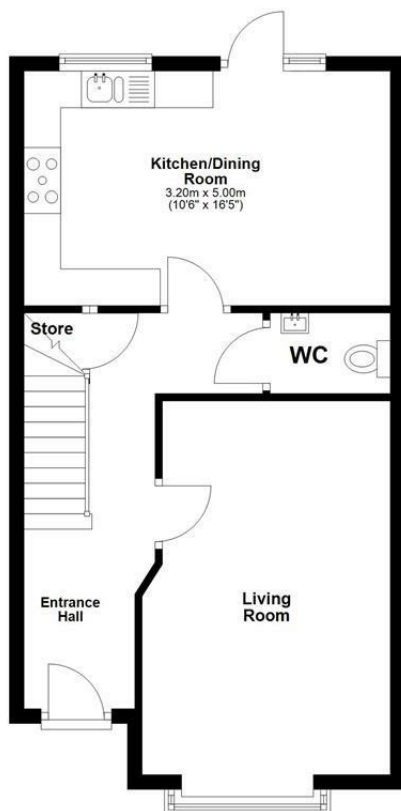
MORTGAGE ADVICE

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

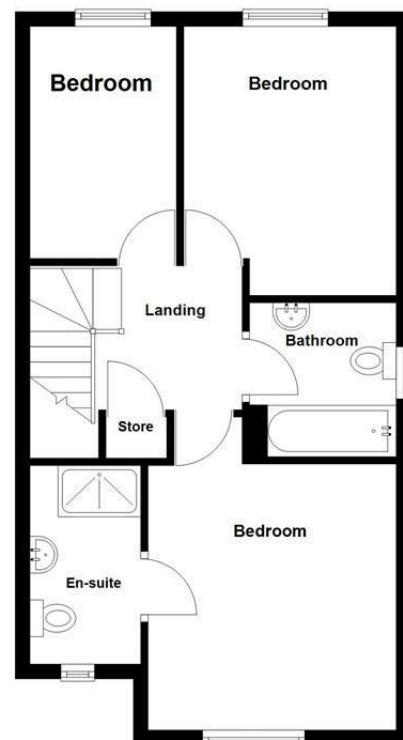
Outbuilding
Approx. 18.0 sq. metres (193.7 sq. feet)



Ground Floor
Approx. 46.8 sq. metres (504.0 sq. feet)



First Floor
Approx. 46.6 sq. metres (501.8 sq. feet)



Total area: approx. 111.4 sq. metres (1199.5 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.

Stearn Way

Tenure: Freehold

Council Tax Band: E

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) A		
(81-91) B	84	85
(69-80) C		
(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	

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