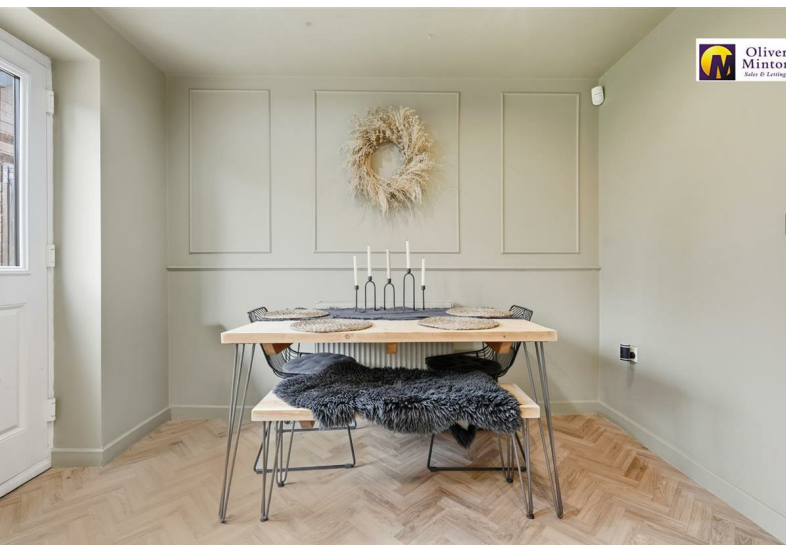


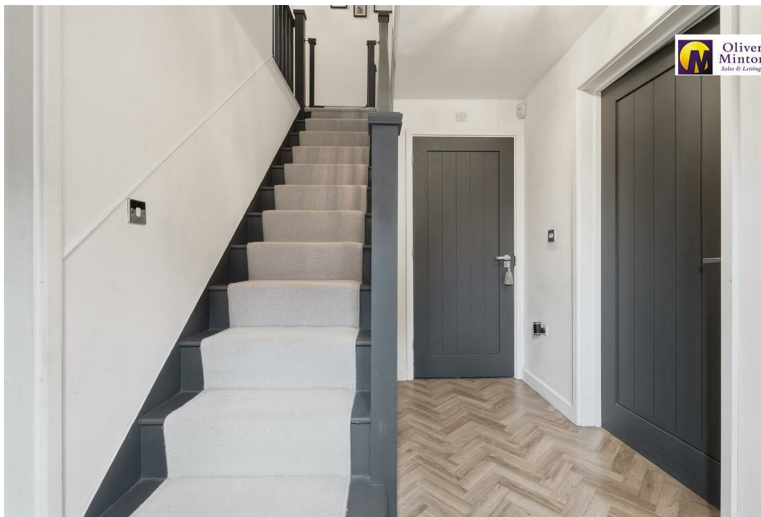


**Oliver
Minton**
Sales & Lettings

**4 Applewood,
Buntingford**
Herts, SG9 9GF
Asking Price £495,000

In this superb Buntingford location close to attractive countryside on the northern side of town just off Ermine Street, yet within walking distance of the town centre and all it's amenities, we are delighted to offer this attractive semi-detached house, just one of six properties in this private cul-de-sac built in 2016. With uPVC double glazing and gas central heating, the accommodation comprises hallway, cloakroom/utility, lounge, kitchen/diner, 3 bedrooms, en-suite shower room and family bathroom. There is driveway parking for 2 cars, a southerly facing rear garden and a detached garage which has been part-converted to provide a garage store and home office sections.





Entrance Hall

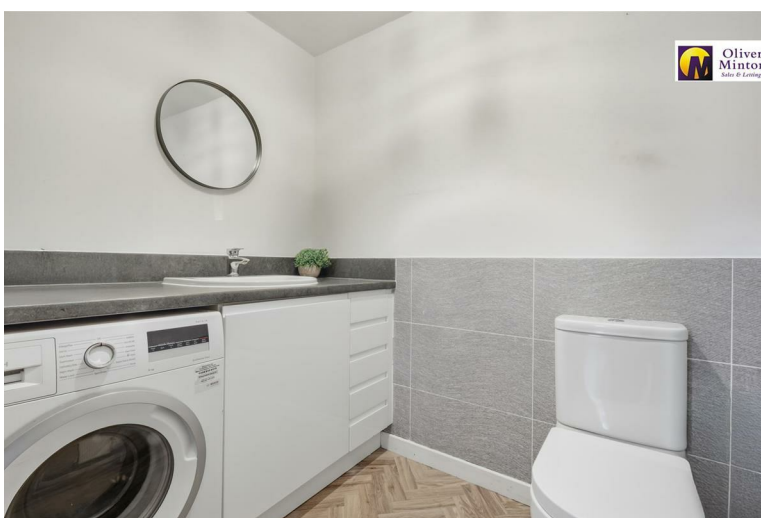
Composite front door with double glazed panels. Radiator. Staircase to first floor. Wall-mounted alarm system panel. Luxury 'Moduleo' vinyl flooring throughout the ground floor.

Cloakroom

White WC, work surface with inset hand basin, cupboards and drawers under and space & plumbing for washing machine.

Lounge 4.50m x 2.90m (14'9 x 9'6)

Two uPVC double glazed windows to front. Two radiators. Media wall with integrated recesses and inset electric feature fire.





Kitchen / Diner 4.70m x 2.90m (15'5 x 9'6)

Modern range of fitted wall, base and drawer units with granite work surfaces incorporating sink unit. Built-in Bosch electric double ovens, Bosch electric induction hob with extractor unit above. Integrated Bosch dishwasher and integrated upright fridge. Radiator. Inset ceiling lights. Cupboard concealing wall-mounted Ideal gas fired boiler. Two uPVC double glazed windows to rear and double glazed door to rear garden.

First Floor Landing

Door to built-in airing cupboard housing hot water cylinder. Radiator. Access hatch to loft.

Bedroom One 3.35m + wardrobes x 2.62m + door recess (11'0 + wardrobes x 8'7 + door recess)

uPVC double glazed window to rear. Radiator. Double doors to recessed wardrobe cupboard. Door to:

En-Suite Shower Room

Glazed shower cubicle. White WC and pedestal hand basin. uPVC double glazed obscure window. Heated towel rail. Extractor fan. Inset ceiling lights.

Bedroom Two 2.92m x 2.74m (9'7 x 9'0)

uPVC double glazed window to front. Radiator.

Bedroom Three 2.18m x 1.93m (7'2 x 6'4)

uPVC double glazed window to rear. Radiator.

Family Bathroom 1.93m x 1.83m (6'4 x 6'0)

White suite comprising pedestal hand basin, WC and bath with shower attachment with glazed screen. uPVC double glazed obscure window. Heated towel rail. Shaver point. Extractor fan. Inset ceiling lights.

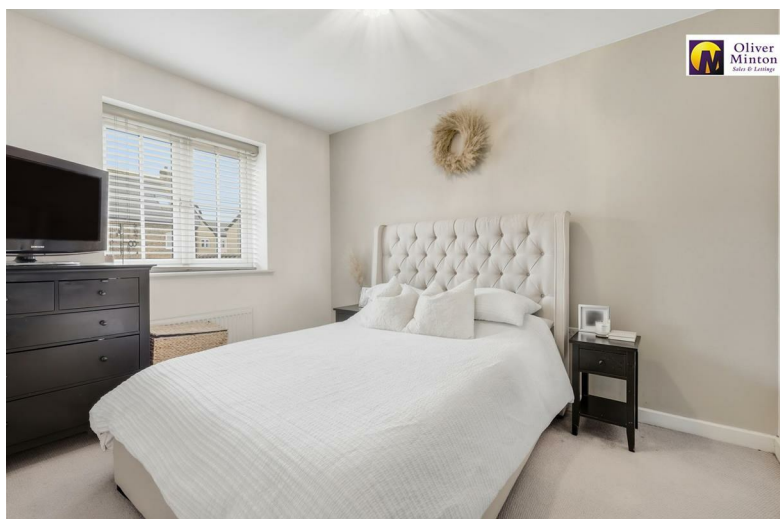
Outside

Block Paved Driveway

Parking for 2 cars. Side access gate to rear garden.

Detached Garage (part converted)

2.92m x 2.44m (9'7 x 8'0) front storage section with electric remote control roller door. Power and light connected. Eaves storage space.



Home Office (rear section of garage)
2.67m x 2.54m (8'9 x 8'4)

Wall-mounted electric heater. Wood laminate floor. Inset ceiling lights. uPVC double glazed door from garden. Power points and broadband connection.

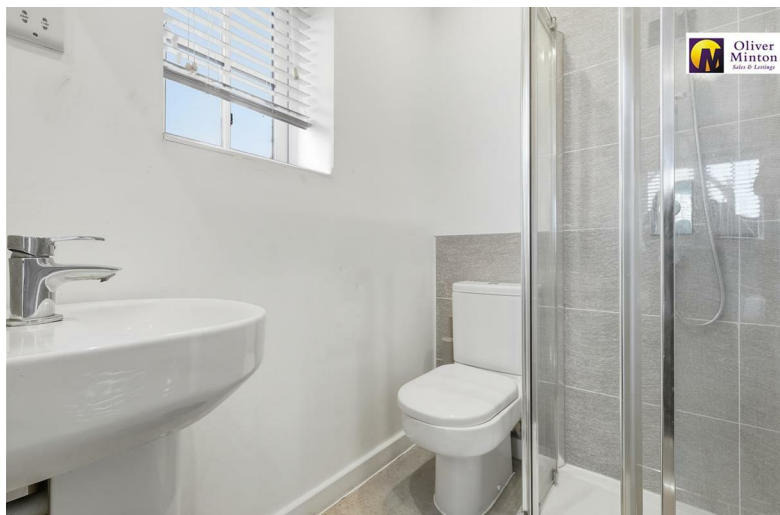
Southerly facing Rear Garden 7.80m x 5.26m (25'7 x 17'3)

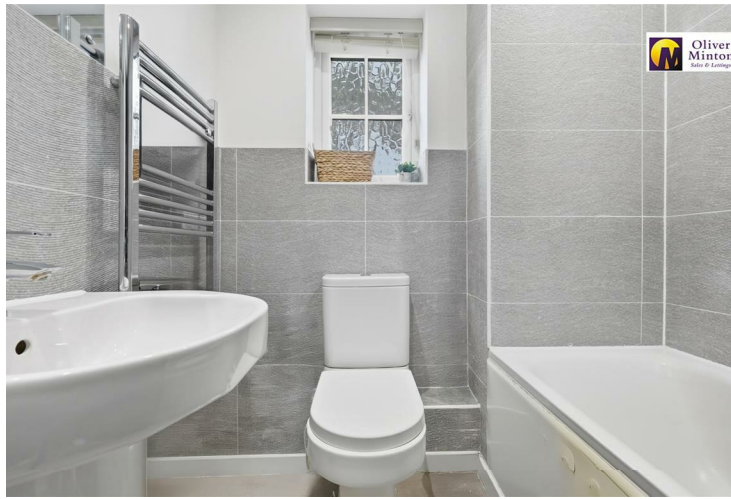
Paved patio leading to lawn with pathway to Home Office/Garage. Enclosed by paneled fencing. Outside water tap and light.

Agents Notes

Mains gas, electricity, water and drainage are connected.

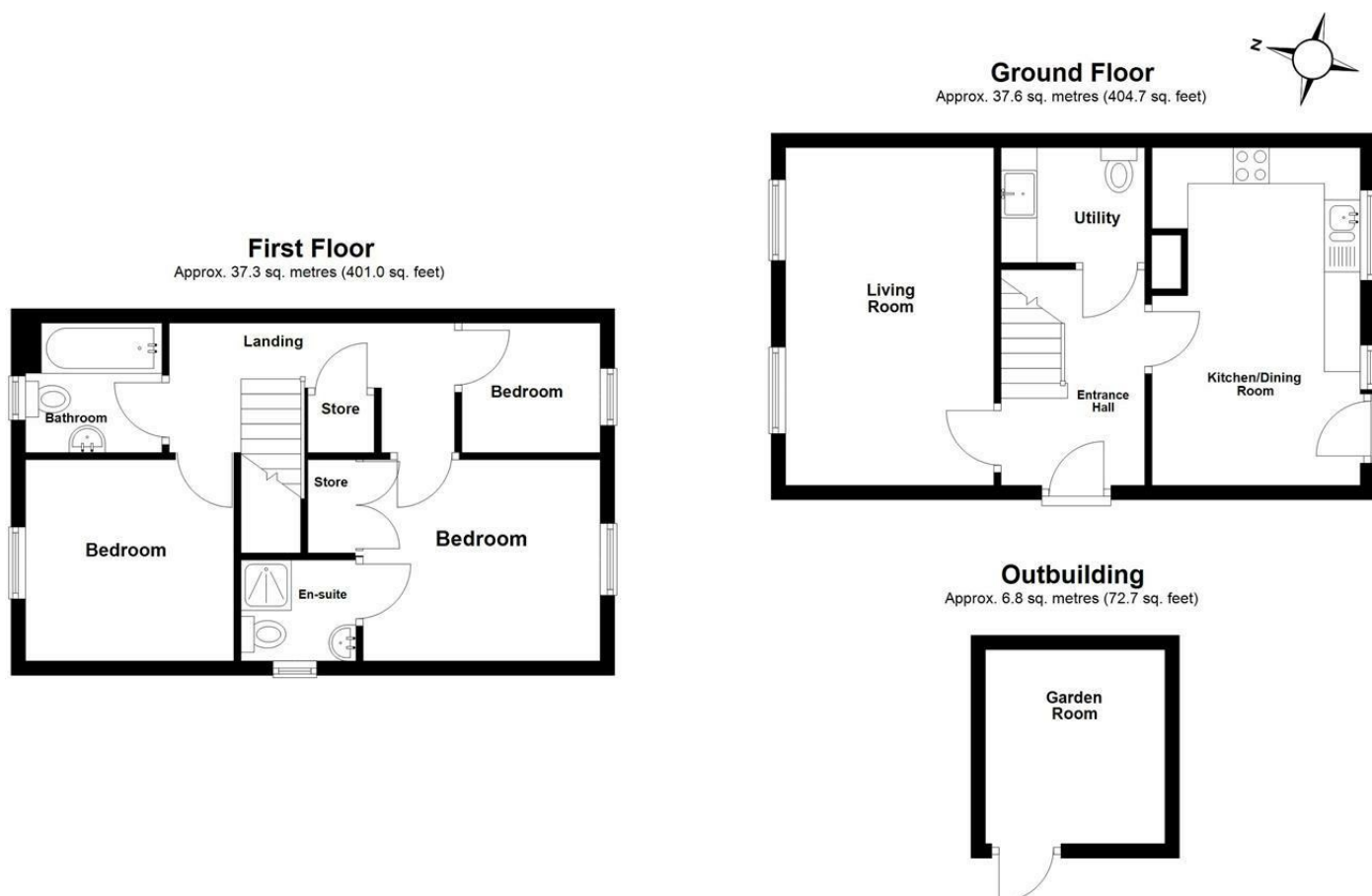
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>





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. 81.6 sq. metres (878.4 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.

Applewood

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		96
(81-91) B		
(69-80) C	84	
(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.

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