



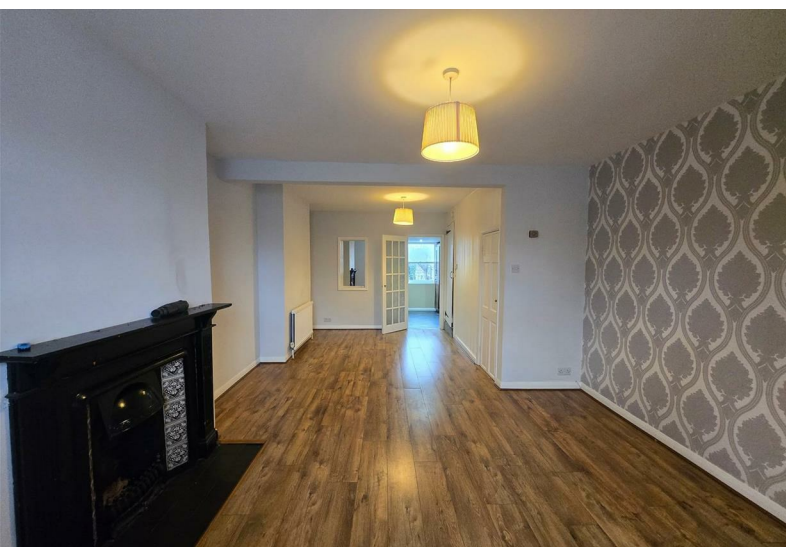
**Oliver
Minton**
Sales & Lettings

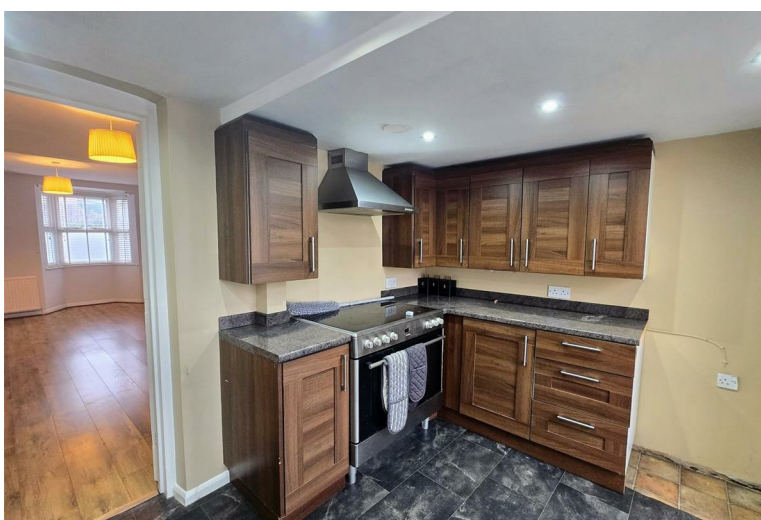
**15 London Road,
Buntingford**

Herts SG9 9JJ

Price Guide £350,000

****CHAIN FREE **** Oliver Minton are delighted to bring to market attractive two bedroom cottage that benefits from a larger than average rear garden of approximately 100ft long. The accommodation offers: Enclosed entrance porch, spacious living/dining room, a modern kitchen, with two generous bedrooms and a family bathroom to the first floor. Set in the popular market town of Buntingford, which lies just off the A10 with Royston/ Cambridge to the north and Ware/Hertford to the south, the cottage is close to all the town's numerous amenities including the traditional High Street with great range of independently owned and run local shops as well as larger supermarkets plus schools for all ages.





Accommodation

Front door opening to:

Enclosed Entrance Porch

Upvc double glazed window to side. Tiled floor.

Multi-pane door to:

Living / Dining Room 6.50m + bay x 3.96m inc chimney breast > 3.05m (21'4" + bay x 13'0" inc chimney breast > 10'0")

Good size room with laminate flooring throughout. Lounge area has a bay window to the front aspect. Radiator. Open fireplace with cast iron fire with attractive tiled slips, a timber surround and tiled hearth. The dining area has ample space for a table and chairs and a further radiator. Deep 'walk-in' understairs cupboard housing meters/consumer units. Door opening to an enclosed staircase. Door to:

Kitchen 3.99m x 2.36m (13'1" x 7'9")

Fitted with a modern range of wall and base units with complementary work surfaces over and matching up-risers. Inset sink and drainer with mixer tap. Space for range style cooker. Brushed steel extractor hood above. Space and plumbing for washing machine. Tall larder unit housing 'Baxi 600' gas fired boiler. Sash window to rear and door opening to the rear garden.



First Floor

Landing with small loft access hatch.

Bedroom One 3.99m including chimney breast x 3.28m (13'1" including chimney breast x 10'9")

Measured into twin alcoves. Sash window to front. Radiator.

Bedroom Two 3.10m x 2.16m (10'2" x 7'1")

Sash window to rear. Radiator. Wood laminate flooring.

Bathroom 2.36m x 2.03m (7'9" x 6'8")

Steps down from landing. Fitted with a white suite: Panel enclosed bath with mixer tap, hand held attachment and glazed concertina shower screen. Pedestal wash hand basin. Low flush w.c. Tiled walls. Radiator. Sash window to rear. Door to airing cupboard housing hot water cylinder.

Exterior

Walled front garden with gate and pathway to front door.

Rear Garden 30.48m approx (100' approx)

To the immediate rear of the house there is a block paved patio area. The remainder of the garden is predominantly laid to lawn with mature tree/shrub borders.

Although not often used these days, it is common in older, terraced cottages for the neighbouring properties to have historical right of way between neighbouring properties.

Parking

There is a long parking bay directly outside the cottage, this operates on a first come, first served basis.

Services

All main services connected: Mains water and drainage, mains electricity. Heating and hot water served by a gas fired boiler.



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



Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		45	84
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		33	82
		EU Directive 2002/91/EC	

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