



**Oliver  
Minton**  
*Sales & Lettings*

**32 Lunardi Court,  
Puckeridge**

**Hertfordshire SG11 1UT**

**Guide Price £375,000**

Oliver Minton Village & Rural Homes are pleased to offer this attractive and superbly presented two-bedroom house in a courtyard-style development, within walking distance of the Puckeridge High Street shops, pubs and village schools. The home comprises entrance porch, downstairs cloakroom, lounge and large glazed dining room, which leads through to the kitchen. There are 2 bedrooms upstairs and an excellent shower room. The property benefits from double glazing and gas heating to radiators. There is an allocated parking space and a westerly facing rear garden. Viewing is highly recommended.







### ENTRANCE LOBBY

Part glazed front door. Vertical panel radiator, Multi-pane inner door to lounge. Door to:

### CLOAKROOM

White suite comprising low level flush WC and wash hand basin. Radiator. Double glazed obscure window to front.

### LOUNGE/DINING ROOM

#### LOUNGE 4.01 x 3.71 inc stairs (13'2" x 12'2" inc stairs)

Wood flooring. Staircase to first floor with under-stairs area. USB charging points to all plug sockets in living room.

#### DINING AREA 5.69 x 3.21 (18'8" x 10'6")

Double glazed uPVC construction with double doors to rear garden. Tiled flooring. 2 vertical panel radiators. Leading into:







### **KITCHEN 3.71 x 2.64 (12'2" x 8'8")**

Double glazed window to front. Range of fitted wall and base units and work surfaces incorporating single drainer sink unit with mixer tap. Plumbing for washing machine and dishwasher. Built-in gas hob and 'Bosch' electric oven with extractor hood above. Cupboard housing 'Ideal' logic combination gas fired boiler. Nest thermostat control.

### **FIRST FLOOR LANDING**

Double glazed window to front. Access hatch to loft. Radiator.

### **BEDROOM 1 3.43 x 2.7 (11'3" x 8'10")**

Double glazed window to rear. Radiator. Doors to 2 built-in wardrobe cupboards.

### **BEDROOM 2 3.23 x 2.0 (10'7" x 6'6")**

Double glazed window to rear. Radiator.

### **LUXURY SHOWER / WET ROOM**

Beautifully presented with large glazed shower cubicle, wash hand basin and low level flush WC with concealed cistern. Porcelain tiled floor and ceramic tiled walls. Double glazed obscure window. Inset ceiling lights. Demister mirror.

### **OUTSIDE**

Outside storage cupboard/bin store.

### **ALLOCATED PARKING SPACE**

Nearby allocated parking space.

### **REAR GARDEN**

Enclosed by panelled fence. Paved patio area with low retaining wall. Area laid to lawn. Outside tap.

### **AGENTS NOTE**

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 £339 per annum paid to Warwick Estates Property Management Ltd towards the maintenance of the communal areas in the road.





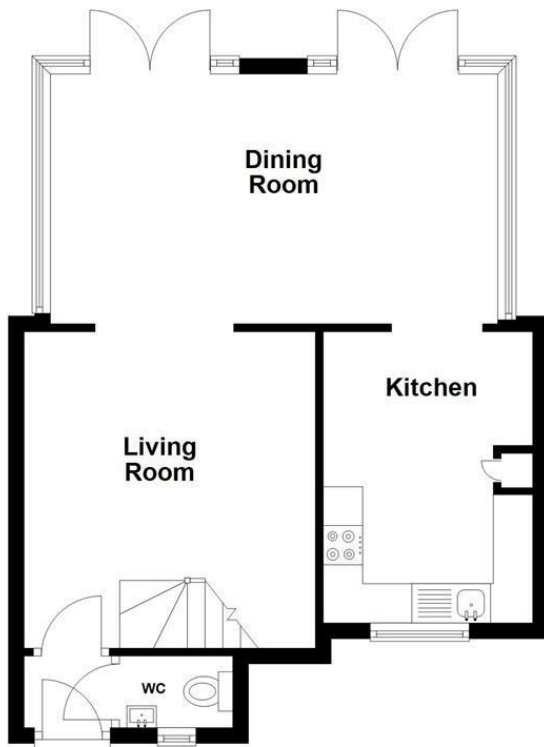


## MORTGAGE ADVICE

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

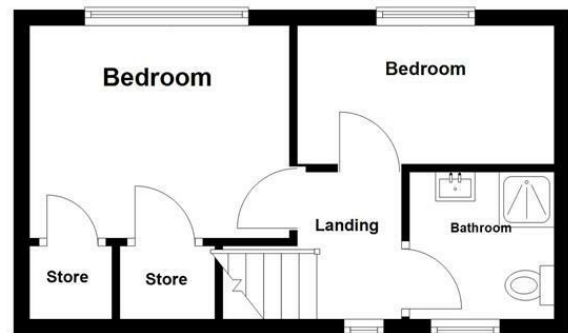
## Ground Floor

Approx. 46.4 sq. metres (498.9 sq. feet)



## First Floor

Approx. 23.7 sq. metres (254.7 sq. feet)



Total area: approx. 70.0 sq. metres (753.6 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.

## 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

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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