



**Oliver
Minton**
Sales & Lettings

**3 Lunardi Court,
Puckeridge
Herts SG11 1UT
Asking Price £359,950**

Oliver Minton Village & Rural Homes are pleased to offer this CHAIN FREE two bedroom end terrace house with a lovely garden, located in this popular modern development within comfortable walking distance of the village amenities. With parking to the front, gas central heating to radiators and double glazing, the accommodation comprises: entrance hallway, downstairs cloakroom/WC, Living Room, double glazed conservatory, kitchen/breakfast room, 2 bedrooms and first floor bathroom.





Entrance Lobby

Part glazed front door. Radiator. Door to Cloakroom. Part glazed inner door to Living Room.

Cloakroom

White wash hand basin and WC. Radiator. Double glazed obscure window to front.

Living Room 4.04m x 3.71m (13'3 x 12'2)

Sliding double glazed patio doors to Conservatory. Radiator. Staircase to first floor. Part glazed doors to Kitchen/Breakfast Room.

Conservatory 2.97m x 2.26m (9'9 x 7'5)

Double glazed construction. Radiator. Double glazed doors to garden.

Kitchen/Breakfast Room 3.71m x 2.64m (12'2 x 8'8)

Dual aspect double glazed windows to front and rear. Range of fitted wall, base and drawer units with breakfast bar and work surfaces incorporating single drainer sink unit with mixer tap. Built-in electric oven with ceramic hob and extractor canopy above. Integrated fridge, freezer and dishwasher. Radiator. Cupboard housing wall-mounted gas fired boiler.



First Floor Landing

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

Bedroom One 3.40m x 2.72m (11'2 x 8'11)

Double glazed window to rear. Radiator. Two built-in cupboards with shelving and hanging rails.

Bedroom Two 3.25m x 1.75m (10'8 x 5'9)

Double glazed window to rear. Radiator.

Bathroom

White suite comprising bath with shower attachment and glazed shower screen, pedestal hand basin and WC. Radiator. Double glazed obscure window to front.

Outside

Front Driveway

Parking space for one car. (There are nearby additional casual parking bays). Door to outside recessed bin store. Outside water tap. Side access gate to rear garden.

Attractive Rear Garden

Circular lawn with paved sun terrace. Flower and shrub borders. Timber garden shed. Enclosed by paneled fencing. Further paved patio area to rear.

Agents Notes

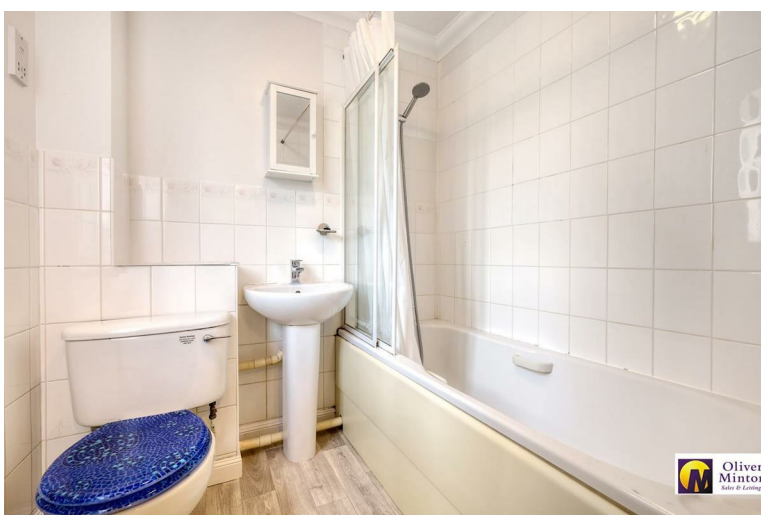
All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

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

There is a service charge of circa £334 per annum paid to Warwick Estates Property Management Ltd towards the maintenance of the communal areas in the road.

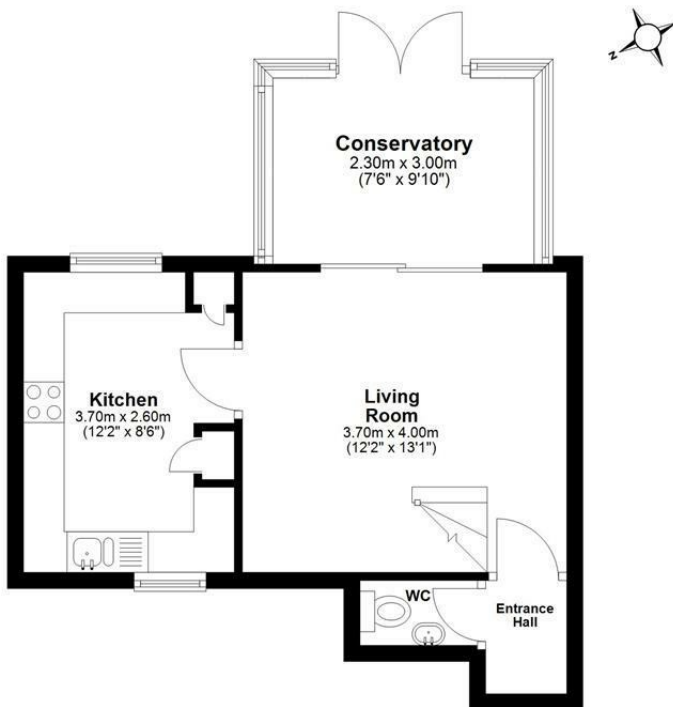
MORTGAGE ADVICE

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



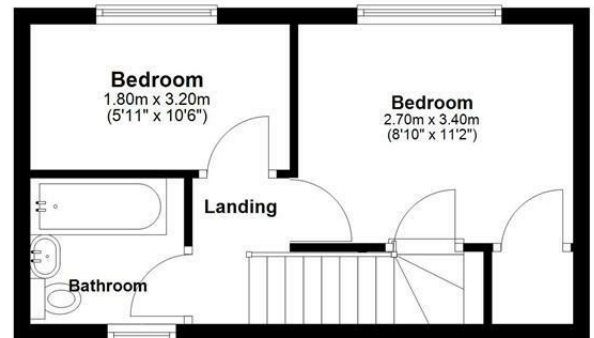
Ground Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



First Floor

Approx. 24.8 sq. metres (266.9 sq. feet)



Total area: approx. 58.1 sq. metres (625.3 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

View all our properties at www.oliverminton.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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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