



**Oliver  
Minton**  
*Sales & Lettings*

**10 Uplands,  
Braughing**

**Herts SG11 2QJ**

**Asking Price £299,995**

**FREEHOLD HOUSE...**A rare opportunity at this price level to purchase a two bedroom Freehold split-level house, in need of some refurbishment, with a good rear garden, close to Braughing's excellent Jenyns first school and nursery and within walking distance of the village pubs, church and sports ground. With electric heating and double glazing, the accommodation comprises split-level hallway, open-plan living room/kitchen, two bedrooms and shower room. There is a residents car park with non-allocated parking just a few yards away. Braughing is one of East Herts most sought-after villages, just a few minutes drive from the A10 dual carriageway.







### ENTRANCE HALL

Mid-level entrance hall. Part glazed front door. Steps both up to first floor and down to lounge, kitchen and garden from this mid level area. Storage cupboard.

### LOUNGE/DINER 5.07m x 3.61m (16'7" x 11'10")

Dual aspect, with two double-glazed windows to the rear overlooking the garden, and another to side. Two wall mounted electric heaters. Feature fireplace surround, with decommissioned back boiler fire. Large under stairs storage cupboard. TV Point.

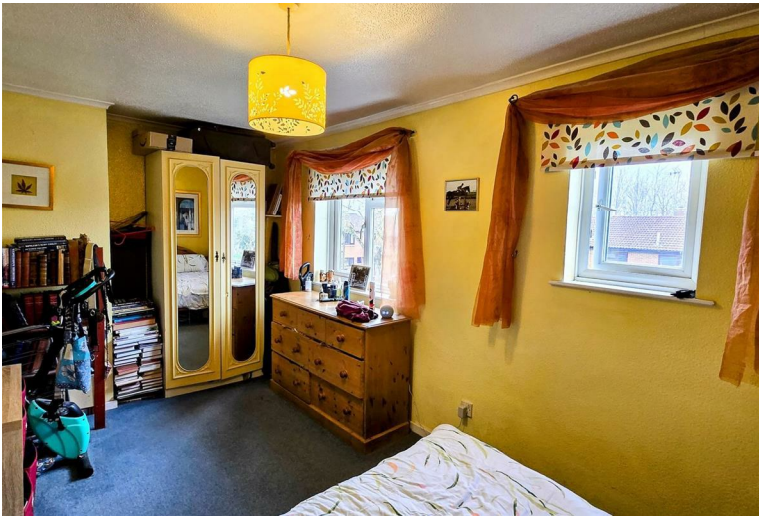


### KITCHEN 4.08m x 2.26m (13'4" x 7'4")

Range of fitted wall and base units with work surfaces over. Electric oven, 4 ring electric hob with extractor above. White composite sink drainer unit with white mixer tap. Plumbing for washing machine & dishwasher. Space for fridge freezer. Vinyl flooring. Breakfast bar.

### FIRST FLOOR





## LANDING

Double-glazed window to side. Wall mounted electric heater. Airing cupboard housing water cylinder. Access hatch to loft.

## BEDROOM ONE 5.09m x 2.6m (16'8" x 8'6")

Two double glazed windows to rear overlooking garden. Wall mounted electric heater.

## BEDROOM TWO 3.29m x 2.0m (10'9" x 6'6")

Double-glazed window to front.

## SHOWER ROOM 2.94m x 2.27m (9'7" x 7'5")

Obscured window to front aspect. White bathroom suite comprising: Large shower tray with electric shower, low level economy flush WC and wash hand basin with chrome mixer tap and vanity unit below. Laminate wood flooring. Eyeball ceiling lighting and fully tiled walls. Wall mounted mirrored cabinet. Chrome heated towel rail.



## OUTSIDE

### FRONT

Block paved approach to front door. Externally lit front door with canopy roofing above. Storage cupboard.

### PRIVATE REAR GARDEN

Laid to lawn, with some mature shrubs. Large outside storage cupboard. Pathway through garden to rear gate access.

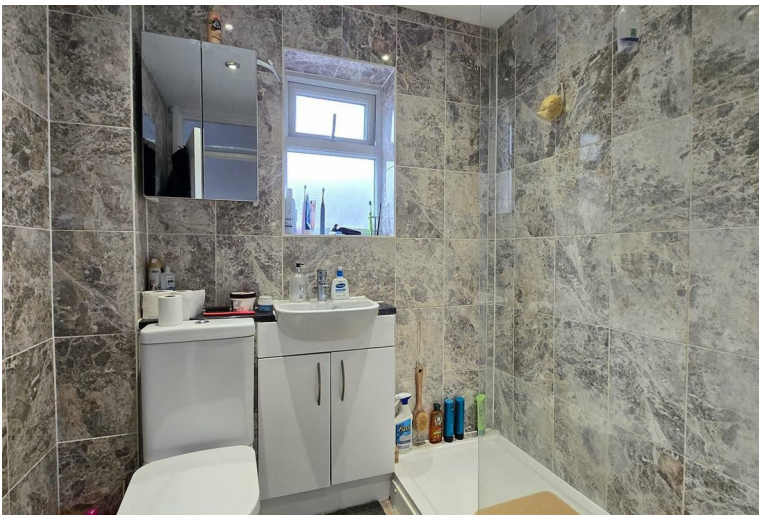
### PARKING FOR RESIDENTS

Communal walkway from front door leading to a residents' car park with non-allocated parking spaces.

### AGENTS NOTES

The house benefits from mains drainage, water and electricity. Heating is via electric heaters.

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

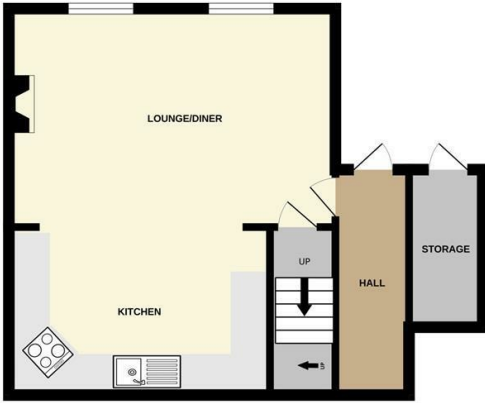
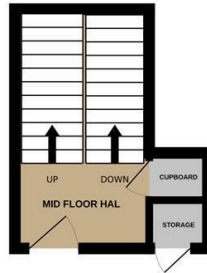
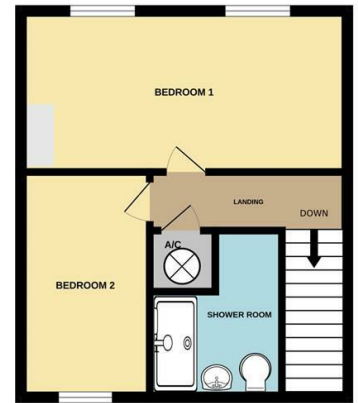


### MORTGAGE ADVICE

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



MID FLOOR HALLWAY

GROUND FLOOR  
328 sq.ft. (30.5 sq.m.) approx.1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.

TOTAL FLOOR AREA : 755 sq.ft. (70.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.


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**Tenure:** Freehold**Council Tax Band:** C**Viewing Arrangements:**

Strictly by appointment

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**01920 822999****Email:** puckeridge@oliverminton.com**View all our properties at [www.oliverminton.com](http://www.oliverminton.com)****Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</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 

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