



3 Fishers Mead, Puckeridge, Herts SG11 1SP

£499,995 Freehold

CHAIN FREE: This semi-detached family home is presented in excellent order throughout and is within walking distance of the village amenities including pubs, village store and pharmacy. The accommodation offers: hallway, modern fitted kitchen/dining room, living room with fireplace and wood burning stove, three bedrooms and a family bathroom. The property benefits from gas central heating to radiators, double glazing, garage, driveway parking and a generous size, family friendly rear garden with full width patio. St Thomas's RC Primary School and Roger De Clare (C of E) JMI school and nursery, Ralph Sadleir Middle School and the Health Centre are also within close proximity.

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. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



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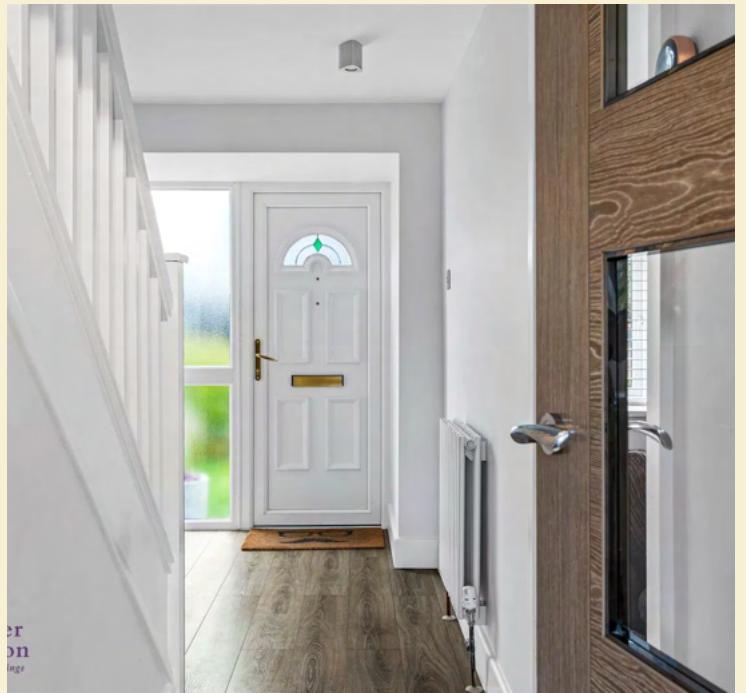
Council Tax Band: D

Accommodation

Front door opening to:

Reception Hall

Stairs rising to first floor. Under stairs cupboard. Wood laminate flooring.



Living Room - 4.4m x 3.41m (14'5" x 11'2")

Wide double glazed window to front. Fire surround with marble hearth and inset wood burning stove. Wood laminate flooring. Radiator. Multi-pane double doors to kitchen/diner.

Kitchen/Dining Room - 5.25m x 2.63m (17'2" x 8'7")

Fitted with a modern range of wall and base cabinets with quartz worksurfaces and matching up-risers. Inset sink with mixer tap. Wide double glazed window above overlooking garden. Built-in oven/grill with 'Bosch' induction hob above. Quartz splash-back and brushed steel extractor canopy over. Spaces for tall fridge/freezer, washing machine and dishwasher. The dining area has ample space for a table and chairs and has double glazed doors opening to the garden. Wood laminate flooring. Radiator.



First Floor

Landing with double glazed window to side. Door to linen cupboard. Loft access hatch. Loft is boarded with pull down ladder and light connected. The combination gas fired boiler is also housed here.

Bedroom One - 3.71m x 2.53m (12'2" x 8'3")

Measure to fitted cupboards. Wide double glazed window to front. Comprehensive range of built-in wardrobe cupboards to one wall. Radiator. Wood laminate flooring.

Bedroom Two - 3.48m x 2.87m (11'5" x 9'4")

Double glazed window to rear. Radiator. Wood laminate flooring.

Bedroom Three - 2.87m x 2.18m (9'4" x 7'1")

Double glazed window to front. Built-in double wardrobe cupboard. Radiator. Wood laminate flooring.



Bathroom

Modern white suite: Tiled panel enclosed bath with over bath shower and glazed screen. Vanity wash hand basin and low flush w.c. with concealed cistern, storage cupboards and shelving. Wall mounted mirror fronted cabinets to one wall. Heated towel rail. Complementary tiling to walls and floor. Frosted double glazed window.

Front Garden & Driveway

Front garden with driveway leading to the garage. Gated side access to rear.

Garage

Single garage.

Rear Garden

Generous rear garden with a full width paved patio to the immediate rear of the house. The remainder is mainly laid to lawn, with mature shrub borders. Personal rear door to garage. Outside water tap, courtesy lighting and power points.

Agent Notes

Mains services are connected: mains water, sewerage, electricity, gas fired central heating (untested). Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

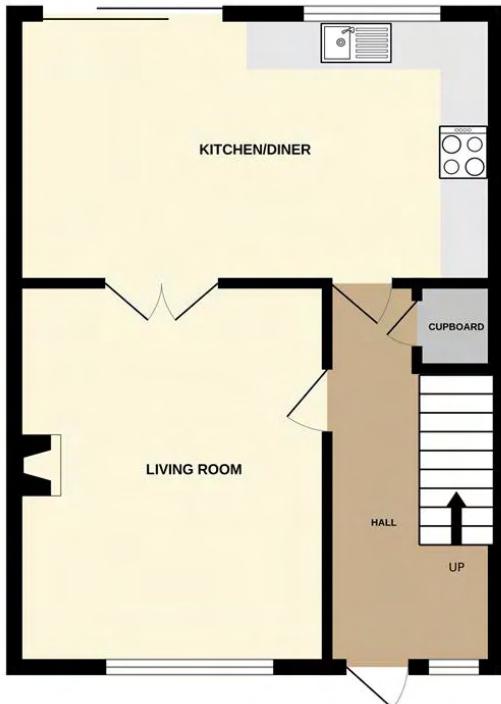
Local Council : East Herts District Council
Council Tax Band : D (£2282.50 per annum)
Tenure : Freehold







GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.

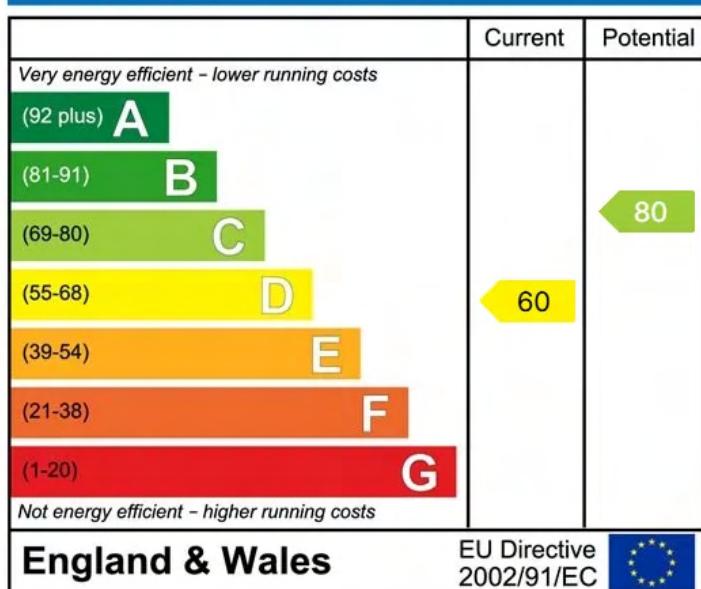


TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating



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MORTGAGE ADVICE

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