



Elliot Heath
ESTATE AGENTS

1 The Moat, Puckeridge
In Excess of **£450,000**

1 The Moat

Puckeridge, Ware

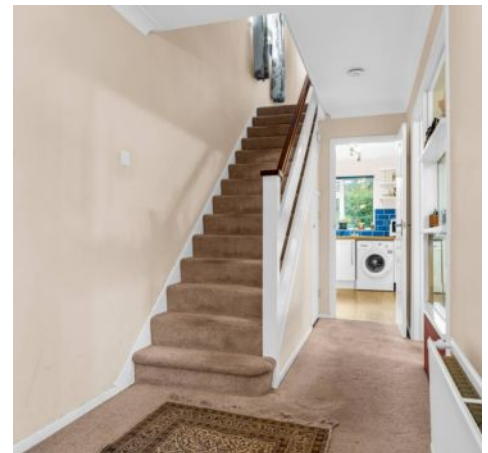
Charming 3-bed semi-detached family home in Puckeridge, with potential to extend/update. Spacious gardens, ample parking, near village amenities.

Council Tax band: E

Tenure: Freehold

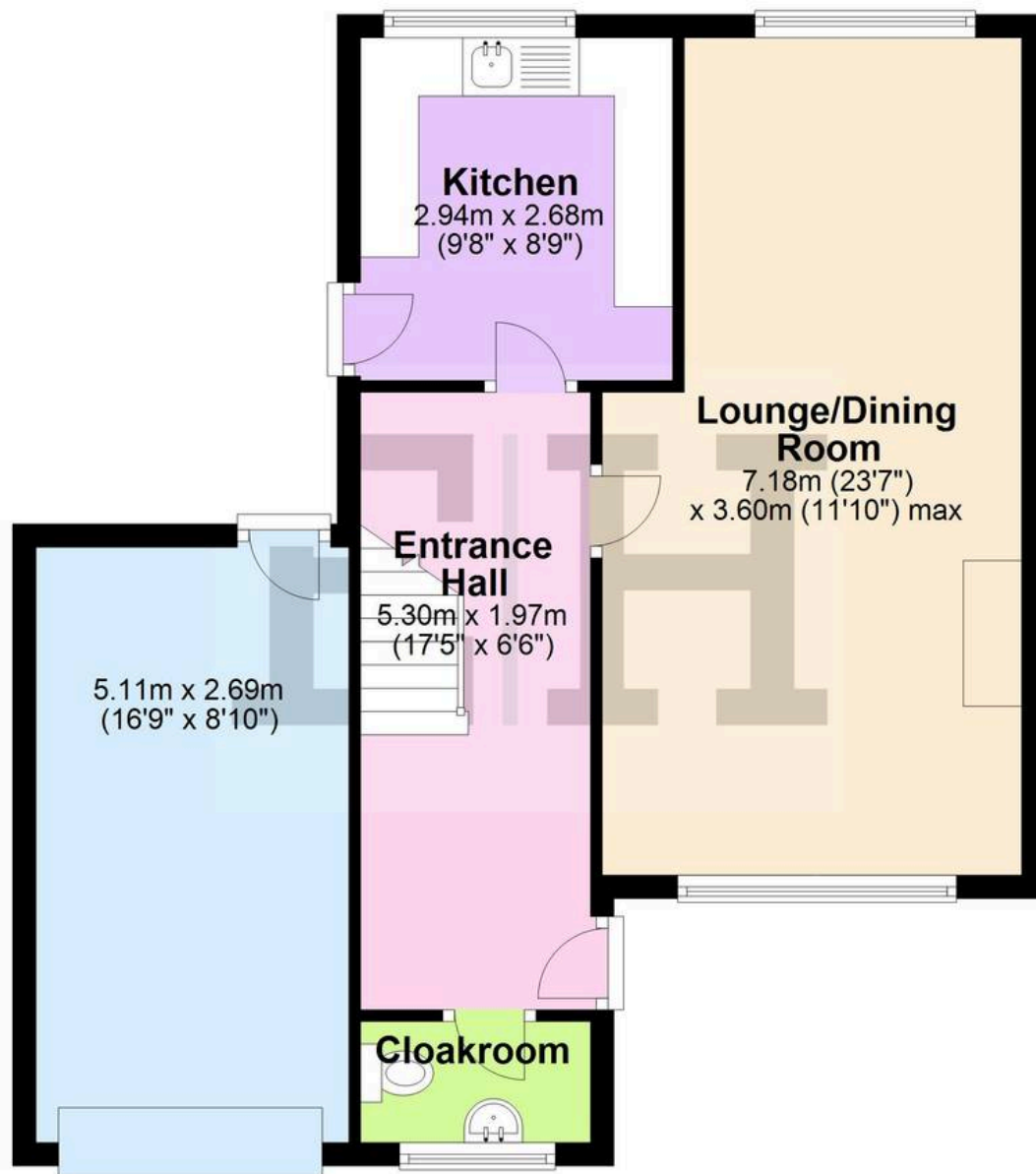
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



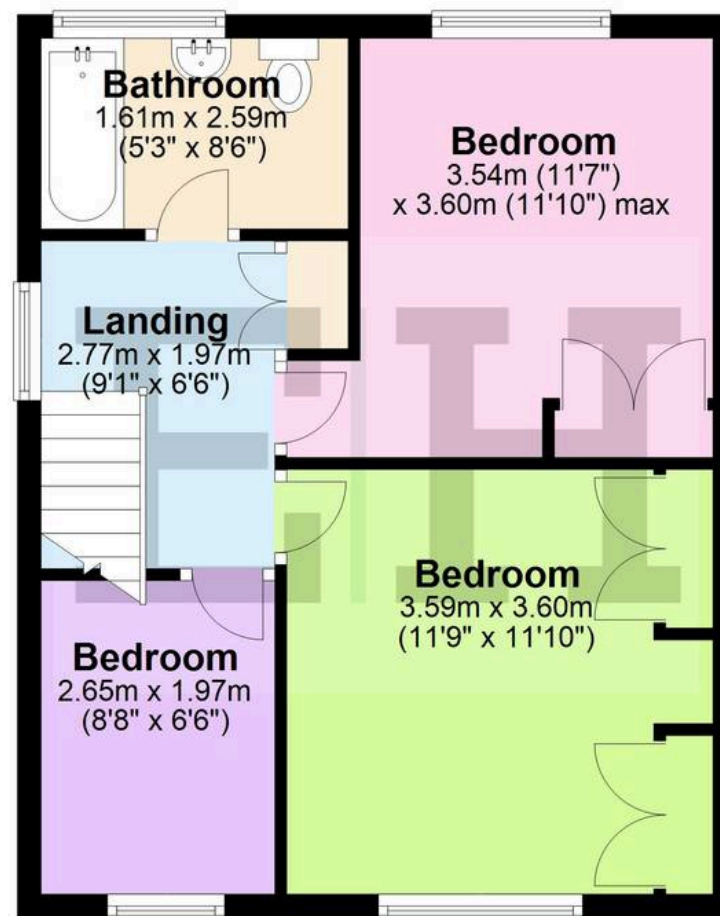
Ground Floor

Approx. 59.5 sq. metres (640.6 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



Total area: approx. 100.5 sq. metres (1081.8 sq. feet)

Entrance Hall

17' 5" x 6' 6" (5.30m x 1.97m)

With stairs rising to first floor landing, radiator, glazed shelf unit to the lounge/dining room, doors to:

Cloakroom/WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising low flush wc, wash hand basin, tiled splash back areas, radiator.

Lounge/Dining Room

23' 7" x 11' 10" (7.18m x 3.60m)

Dual aspect with double glazed windows to front and rear aspect, two radiators, feature fireplace, serving hatch to the kitchen.

Kitchen

9' 8" x 8' 10" (2.94m x 2.68m)

With double glazed window to rear aspect and door to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, integrated dishwasher, space for washing machine and fridge/freezer, tiled splash back areas, wood effect flooring, radiator.

First Floor Landing

9' 1" x 6' 6" (2.77m x 1.97m)

With double glazed window to side aspect with obscure glass, built in storage cupboard, doors to:

Bedroom One

11' 9" x 11' 10" (3.59m x 3.60m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards.

Bedroom Two

11' 7" x 11' 10" (3.54m x 3.60m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboard.



Bedroom Three

8' 8" x 6' 6" (2.65m x 1.97m)

With double glazed window to front aspect, radiator.

Bathroom

5' 3" x 8' 6" (1.61m x 2.59m)

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low flush wc, tiled splash back areas, radiator.





FRONT GARDEN

Heavily stocked with paved path to the front entrance door and gated access to the rear garden.

REAR GARDEN

Extremely generous corner plot gardens mainly laid to lawn with mature planting, decked and paved seating areas and greenhouse.

DRIVEWAY

3 Parking Spaces

Ample frontage providing off street parking for numerous vehicles.

GARAGE

Single Garage

Attached garage measuring approximately 5.11 x 2.69 (16'9 x 8'10) with up and over door to front aspect and personnel door to the rear garden.







Elliot Heath Estate Agents

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