



Elliot Heath
ESTATE AGENTS

36 Clements Close, Puckeridge
In Excess of **£449,950**

36 Clements Close

Puckeridge, Ware

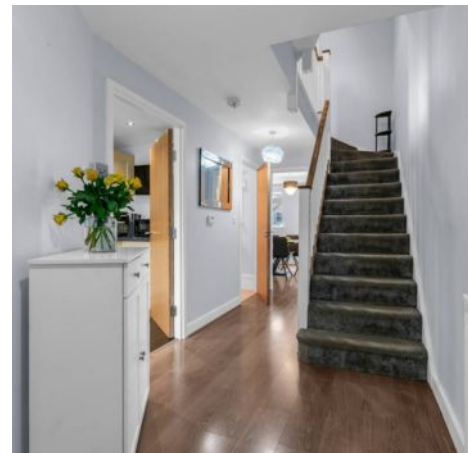
Modern 3-bed end terrace in Puckeridge village. Built in 2015, 1,194 sq ft with dining room, en suite main bedroom, 2 parking spaces, EV charger, landscaped garden. Local amenities, good A10 access.

Council Tax band: E

Tenure: Freehold

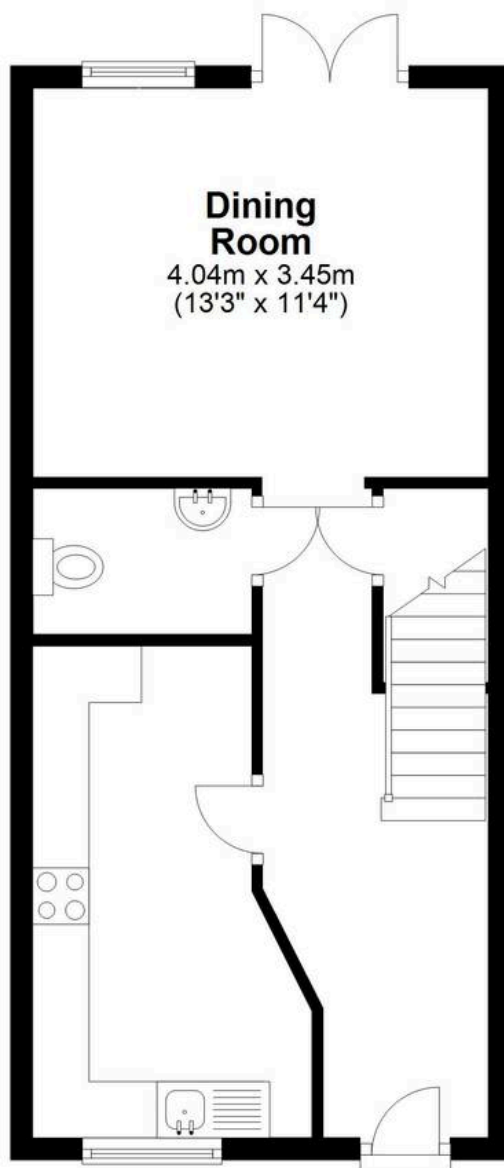
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



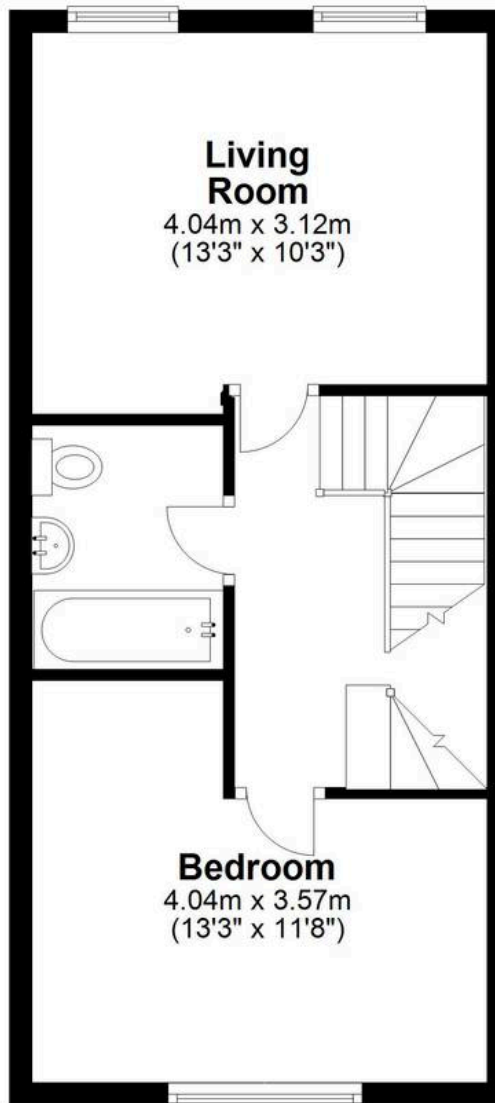
Ground Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



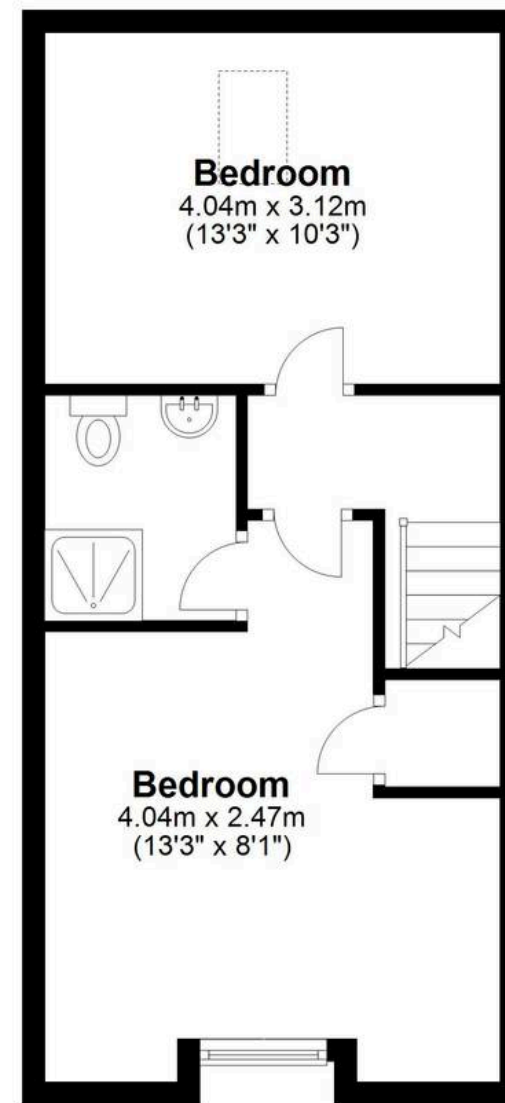
First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



Second Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



Total area: approx. 112.3 sq. metres (1208.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Hall

With wood effect flooring, radiator, stairs to first floor landing, large understairs storage cupboard housing consumer board, doors to:

Kitchen

With double glazed window to front aspect. Fitted with a range of Shaker style wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, integrated fridge/freezer, dishwasher, washing machine and electric oven with five ring gas hob and extractor over, radiator, tiled flooring.

Downstairs WC

Fitted with a suite comprising dual flush wc, pedestal wash hand basin, tiled splash back areas, radiator, extractor fan, tiled flooring.

Dining Room

13' 3" x 11' 4" (4.04m x 3.45m)

With double glazed window and door to the rear garden, panelling to one wall, wood effect flooring, two radiators.

First Floor Landing

With stairs rising to second floor and doors to:

Living Room

13' 3" x 10' 3" (4.04m x 3.12m)

With two double glazed windows to rear aspect, two radiators, bespoke media wall unit fitted to one wall.

Bathroom

Fitted with a suite comprising panel enclosed bath with hand held shower attachment, pedestal wash hand basin, dual flush wc, chrome heated towel rail, extractor fan.

Bedroom Two

13' 3" x 11' 9" (4.04m x 3.57m)

With double glazed window to front aspect, radiator, half height panelling to two walls.



Second Floor Landing

With loft access and doors to:

Bedroom Three

13' 3" x 10' 3" (4.04m x 3.12m)

With Velux window to rear aspect, radiator.

Bedroom One

13' 3" x 8' 1" (4.04m x 2.47m)

With double glazed window to front aspect, ceiling fan, airing cupboard housing hot water cylinder. Door to:

En Suite Shower Room

Fitted with a suite comprising dual flush wc, pedestal wash hand basin, shower cubicle, tall wall mounted mirrored cabinet, fully tiled, radiator, extractor fan.





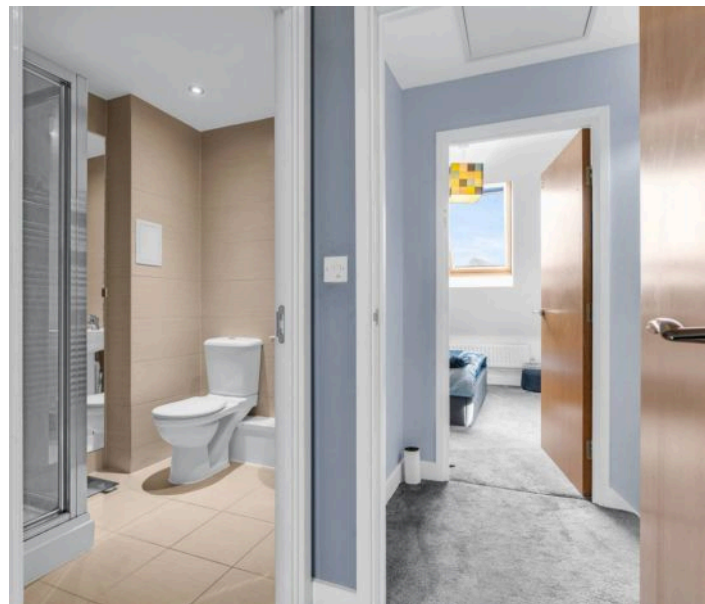
REAR GARDEN

Low maintenance rear garden with decking and artificial lawn, timber gazebo, security lamps, outside tap and gated side access.

ALLOCATED PARKING

2 Parking Spaces

With two allocated parking spaces. One outside the property to the left of the tree and one opposite the property in bay 53. E.V. charging point.







Elliot Heath Estate Agents

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