



Elliot Heath
ESTATE AGENTS

49 Clements Close, Puckeridge
Part Buy, Part Rent **£217,500**

49 Clements Close

Puckeridge, Ware

Opportunity to acquire 50% share of this 3-bed detached shared ownership home in popular village location. Modern kitchen, open plan living, garden, 2 parking spaces. Close to village amenities. Council Tax band: E

Tenure: Leasehold

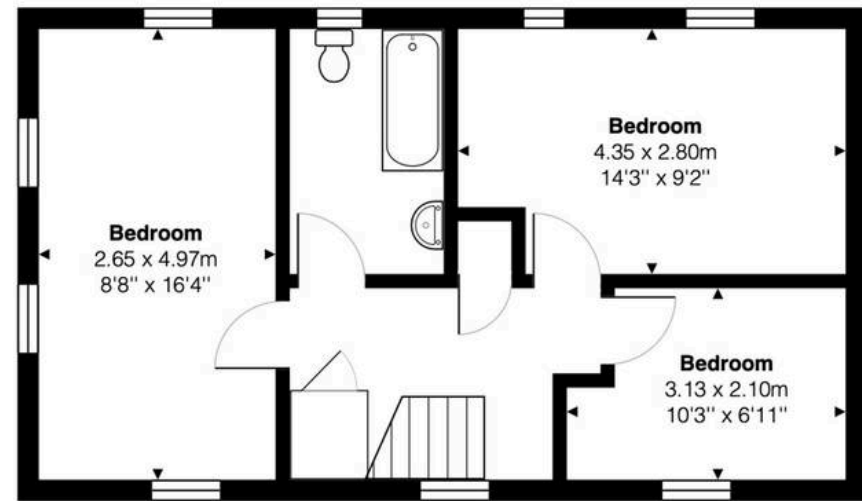
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Ground Floor
Area: 45.3 m² ... 488 ft²



First Floor
Area: 45.2 m² ... 487 ft²

Total Area: 90.9 m² ... 978 ft²

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 double glazed window to front aspect, stairs rising to first floor landing, radiator, wood effect flooring, doors to:

Downstairs WC

Fitted with a suite comprising dual flush wc, wash hand basin, tiled flooring, radiator.

Kitchen

11' 8" x 9' 0" (3.56m x 2.75m)

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with gas hob and extractor over, appliance space, tiled flooring, radiator.

Living/Dining Room

17' 2" x 16' 7" (5.23m x 5.05m)

Dual aspect with double glazed window to front aspect and double glazed window and door to the rear garden, two radiators, wood effect flooring, built in storage cupboard.

First Floor Landing

With double glazed window to front aspect, two built in storage cupboards, loft access, doors to:

Bedroom One

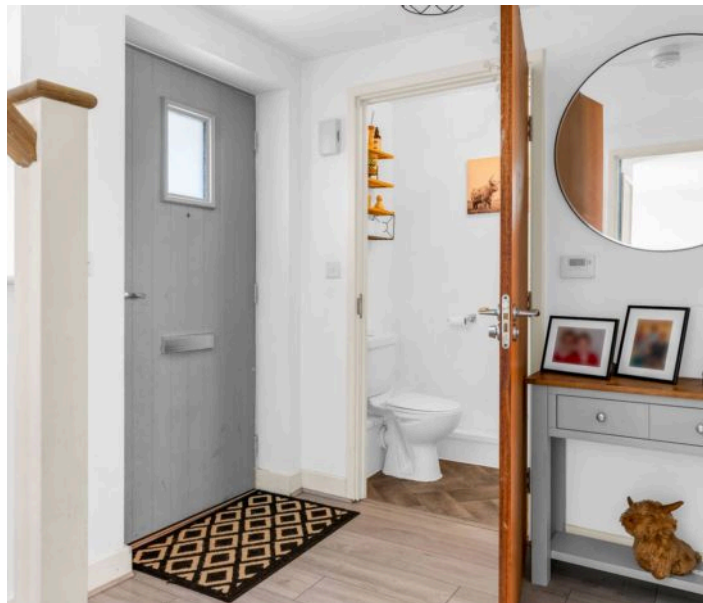
8' 8" x 16' 4" (2.65m x 4.97m)

Triple aspect with double glazed windows to front, rear and side aspect, radiator.

Bedroom Two

14' 3" x 9' 2" (4.35m x 2.80m)

With two double glazed windows to rear aspect, radiator, recessed storage space.



Bedroom Three

10' 3" x 6' 11" (3.13m x 2.10m)

With double glazed window to front aspect, radiator.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.





FRONT GARDEN

Low maintenance front garden laid with slate and shrubs.

REAR GARDEN

The rear garden is of a good size and laid with artificial lawn and paving, attractive shrub bed, timber pergola, timber garden shed and gated access to the side.

ALLOCATED PARKING

2 Parking Spaces

Two allocated parking spaces to the front of the property.







Elliot Heath Estate Agents

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