



**Oliver  
Minton**  
*Village & Rural Homes*



**9 Clements Close, Puckeridge, Herts, SG11 1DE**

**Guide Price**  
**£410,000 Freehold**



## Council Tax Band: E

*Oliver Minton Village & Rural Homes are pleased to offer this CHAIN FREE modern 3 bedroom house in a great position within this popular development close to the village centre. Features include uPVC double glazing, gas central heating, 2 allocated parking spaces, enclosed rear garden and accommodation comprising: hallway, cloakroom, excellent fitted kitchen, lounge, principal bedroom with en-suite, 2 further bedrooms and family bathroom. Located within walking distance are the village amenities including the Puckeridge High Street pubs, new cafe, general store, pharmacy, hair salon, and the village schools, farm shop, surgeries and recreation ground.*

**Hallway** Wood laminate flooring. Radiator. Under stairs cupboard. Stairs to first floor. Doors to kitchen, living/dining room and cloakroom.

**Kitchen/Diner** - 5.28m x 2.75m (17'3" x 9'0") Fitted with a range of wall and base level units with worktops over. Integrated fridge/freezer, dishwasher, washing machine and electric oven with gas hob and extractor over. Extractor fan. Double glazed window to front. Radiator. Tiled flooring in kitchen area. Laminate flooring in dining area. Inset ceiling lights. Boiler.

**Cloakroom** Modern white suite comprising WC and pedestal hand basin. Radiator. uPVC double glazed obscure window to front.

**Lounge** - 4.87m x 3.43m (15'11" x 11'3") Radiator. uPVC double glazed window to rear. uPVC double doors leading to rear garden. Laminate flooring.

**Landing** Access to loft. Doors to bedrooms and family bathroom.

**Bedroom One** - 3.61m x 2.07m (11'10" x 6'9") Double glazed window to front. Radiator.

**En-Suite Shower Room** White suite comprising WC and pedestal wash hand basin. Shower cubicle. Extractor fan. Inset ceiling lights. Tiled walls and floor.

**Bedroom Two** - 3.18m x 2.81m (10'5" x 9'2") Double glazed window to rear. Radiator.

**Bedroom Three** - 3.83m x 3.24m (12'6" x 10'7") Double glazed window to rear. Radiator

**Bathroom** - 2.27m x 1.7m (7'5" x 5'6") White suite comprising WC, pedestal wash hand basin and bath with shower attachment. Chrome towel rail. Inset ceiling lights. Extractor fan.



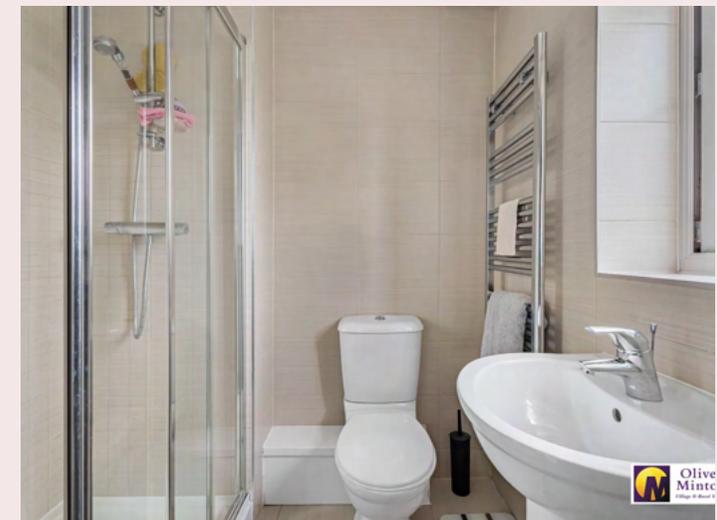
**Rear Garden** Mostly laid to lawn with paved patio area at front. Side access gate. Enclosed by panelled fencing. Outside tap.

**Allocated Parking** There are 2 allocated parking spaces with the house. Please ask to see Title Plan for verification of which spaces.

**Agent Notes** There is an annual development maintenance charge of circa £500 per annum.

Mains services are connected: mains water, sewerage, electric, gas fired central heating.

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





**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.

**Approximate Gross Internal Area 926 sq ft - 86 sq m**

Ground Floor Area 463 sq ft – 43 sq m

First Floor Area 463 sq ft – 43 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

## Puckeridge Sales

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