



18 Station Road, Puckeridge, Herts, SG11 1SN

Asking Price : £339,750 Freehold

Oliver Minton Village & Rural Homes are pleased to offer this excellent CHAIN FREE 3 bedroom semi-detached period cottage, with garage, located within walking distance of the close by amenities including the Puckeridge High Street pubs, new cafe, general store, pharmacy, hair salon, and the village schools, farm shop, surgeries and recreation ground.

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

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.



**Oliver
Minton**
Village & Rural Homes

Council Tax Band: C

Enclosed Entrance Hall - 2.77m x 1.12m (9'1" x 3'8") Main entrance door. Radiator. Inner door to:

Fitted Kitchen - 3.68m x 3.07m (12'1" x 10'1") Excellent range of fitted wall, base and drawer units with work surfaces incorporating sink unit. Inset gas hob, integrated dishwasher, fridge and freezer. Built-in electric oven and microwave oven. Wall-mounted gas fired boiler. Radiator. Inset ceiling lights. uPVC double glazed window. Space for washing machine.

Lounge/Diner - 5.49m + stairs x 3.68m (18'0" x 12'1") A spacious dual aspect room with 3 uPVC double glazed windows. 2 radiators. Staircase to first floor with understairs storage cupboard.

First Floor Landing uPVC double glazed window. Door to built-in airing cupboard housing hot water cylinder. Access hatch to loft.

Bedroom One - 3.53m x 2.92m (11'7" x 9'7") Dual aspect uPVC double glazed windows. Radiator. Free standing range of wardrobes.

Bedroom Two - 3.73m x 2.26m (12'3" x 7'5") uPVC double glazed window. Radiator.

Bedroom Three / Study - 3.25m x 1.65m (10'8" x 5'5") + depth of recessed wardrobe cupboard. uPVC double glazed window. Radiator.

Bathroom - 2.46m x 1.88m (8'1" x 6'2") Newly fitted white bath with glazed shower screen and electric 'Triton T80' shower above. WC, wash hand basin. uPVC double glazed window. Radiator.

Outside

There is no garden with the house but a small paved area adjacent to the entrance door, suitable for positioning a table and chairs.

Garage - 5.64m x 2.64m (18'6" x 8'8") Single garage. Power and light. Up and over door.

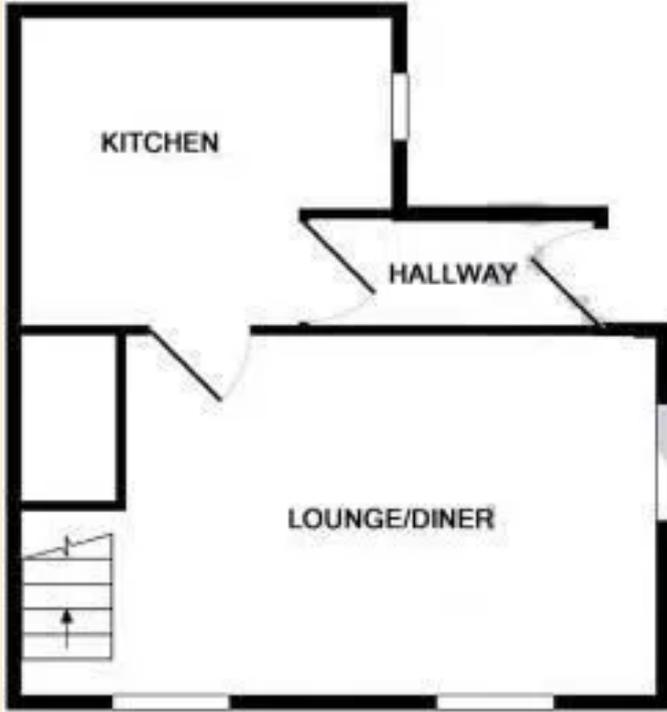
Agent Notes Mains services are connected: mains water, sewerage, electric, gas fired central heating (untested). Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





Puckeridge Sales

28 High Street Puckeridge Herts SG11 1RN



GROUND FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 785 SQ.FT. (73.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

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<https://www.oliverminton.com/>

MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616