



**Oliver
Minton**
Village & Rural Homes

59 High Street, Puckeridge, Herts SG11 1RX

- Guide Price: £415,000 Freehold

With deceptively spacious, stylishly presented accommodation, Oliver Minton Village & Rural Homes are delighted to offer this CHAIN FREE 3 bedroom character home comprising: enclosed entrance lobby, hallway, spacious sitting room, separate dining room, fitted kitchen, 3 first floor bedrooms and family bathroom. There is uPVC double glazing and gas central heating to radiators and a superb, long rear garden which narrows to the rear and features a large decked area and benefits from a right of way for access from next door. Situated within the village Conservation Area, St Thomas of Canterbury RC Primary School is just yards away, with the other village schools, shops and pubs all within walking distance.

Enclosed Entrance Vestibule Front door. Inner door to Hallway. Built-in storage cupboards and radiator with decorative cover.

Hallway Wooden floor. Staircase to first floor. Side arched opening to Sitting Room. Part glazed door to Dining Room.

Sitting Room - 4.06m x 3.4m (13'4" x 11'2") uPVC double glazed window to front. Wooden floor. Vertical panel radiator. Tongue and groove part panelled walls. Built-in dresser unit with base cupboards housing fuse box and electric meter. Arched opening to:

Dining Room - 3.99m x 2.95m (13'1" x 9'8") Wooden floor. uPVC double glazed French doors to rear garden. Vertical panel radiator. Part glazed door from hall. Exposed beams.

Kitchen - 4.6m x 2.26m (15'1" x 7'5") uPVC dual aspect double glazed windows to rear and uPVC double glazed door to rear garden. Range of fitted wall, base and drawer units with wooden worktops incorporating sink unit. Ceramic tiled floor and part tiled walls. Plumbing for washing machine and dishwasher. Built-in gas hob with electric double ovens below and extractor hood above. Vertical panel radiator. Space for fridge/freezer and tumble dryer. Inset ceiling lights. Cupboard housing wall-mounted Vaillant gas fired boiler.

First Floor Landing uPVC double glazed window to rear.

Bedroom One - 3.4m x 3.2m (11'2" x 10'6") uPVC double glazed window to front. Radiator.

Bedroom Two - 3.4m x 2.21m (11'2" x 7'3") uPVC double glazed window to front. Access hatch to loft. Radiator.

Bedroom Three - 2.97m x 2.03m (9'9" x 6'8") uPVC double glazed window to rear.

Family Bathroom White suite comprising pedestal hand basin, WC and bath with shower attachment. uPVC double glazed obscure window. Chrome heated towel rail.





Superb Rear Garden Decking and paved patio area immediately to the rear of the house with right of way gated access from next door property. Outside water tap. Area of lawn leading to further large decked area and garden continuing beyond and narrowing to the rear, with 2 garden stores. Enclosed by panelled fencing.

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

Council Tax Band: D

Tenure: Freehold







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High Street, Puckeridge

Approximate Gross Internal Area
Main House = 904 sq. ft / 84.01 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 omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Oliver Minton
Village & Rural Homes

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