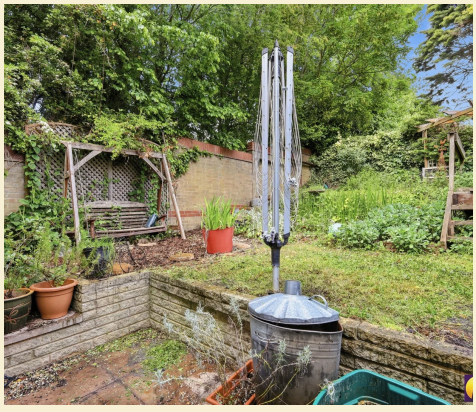








24 Gatesbury Way, Puckeridge SG11 1TQ

Guide Price £425,000

CHAIN FREE - Oliver Minton Village & Rural Homes are delighted to market this well presented, end terrace home set within a quiet cul-de-sac, close to all village amenities. The property benefits from off-street parking for two vehicles, an enclosed rear garden and Upvc double glazing. The accommodation in brief comprises: Enclosed entrance porch, living room, kitchen/diner, 3 bedrooms and a first floor bathroom.

The adjacent villages of Puckeridge and Standon offer excellent schooling, a variety of local shops, pubs and a popular Farm Shop. The A10 dual carriageway provides direct access to the larger towns of Ware and Hertford, offering a choice of main-line stations, whilst Stansted Airport is located approximately 20 minutes drive away.

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

Accommodation : Front door opening to:

Enclosed Entrance Porch : Upvc double glazed window. Double doors to storage cupboard. Door to:

Living Room - 4.68m x 4.06m (15'4" x 13'3") Upvc double glazed window and additional window to side. Stairs rising to first floor. Under stairs cupboard. Engineered oak flooring. Double doors to:

Kitchen/Dining Room - 4.67m x 3.12m (15'3" x 10'2") The kitchen is fitted with a range of wall and base cabinets with complementary worksurfaces over. Inset one and a half bowl stainless steel sink and drainer. Integrated dishwasher and tall fridge/freezer. Built-in double oven/grill with four ring gas hob above. Extractor hood over. Upvd double glazed window to rear. Engineered oak flooring. Radiator. The dining area has ample space for a table and chairs and Upvc double glazed doors opening to the garden.

First Floor : Upvc double glazed frosted window to side. Loft access hatch. Door to airing cupboard.

Bedroom - 3.5m x 2.5m (11'5" x 8'2") Upvc double glazed window to front. Radiator.

Bedroom - 3.06m x 2.7m (10'0" x 8'10") Measured up to sliding door, mirror fronted wardrobe cupboards fitted to one wall. Upvc double glazed window to rear. Radiator.

Bedroom - 2.65m x 2.08m (8'8" x 6'9") Upvc double glazed window to front. Radiator. Wood laminate floor.

Bathroom : Panel enclosed bath. Pedestal wash hand basin. Low flush w.c. Radiator. Wall mounted bathroom cabinet with inset mirror.

Exterior : There is off street parking for two vehicles to the front of the house.

Rear Garden : The private, part walled rear garden is tiered with a patio area to the immediate rear of the house, steps up to further seating areas interspersed with mature planting and includes a garden pond.

Services : All mains services connected. Gas, electricity, water and drainage.

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

Agents Note : The current owner advises that the gas-fired boiler is not in working order. Prospective purchasers should note that a replacement boiler will need to be supplied and installed at the buyer's expense.





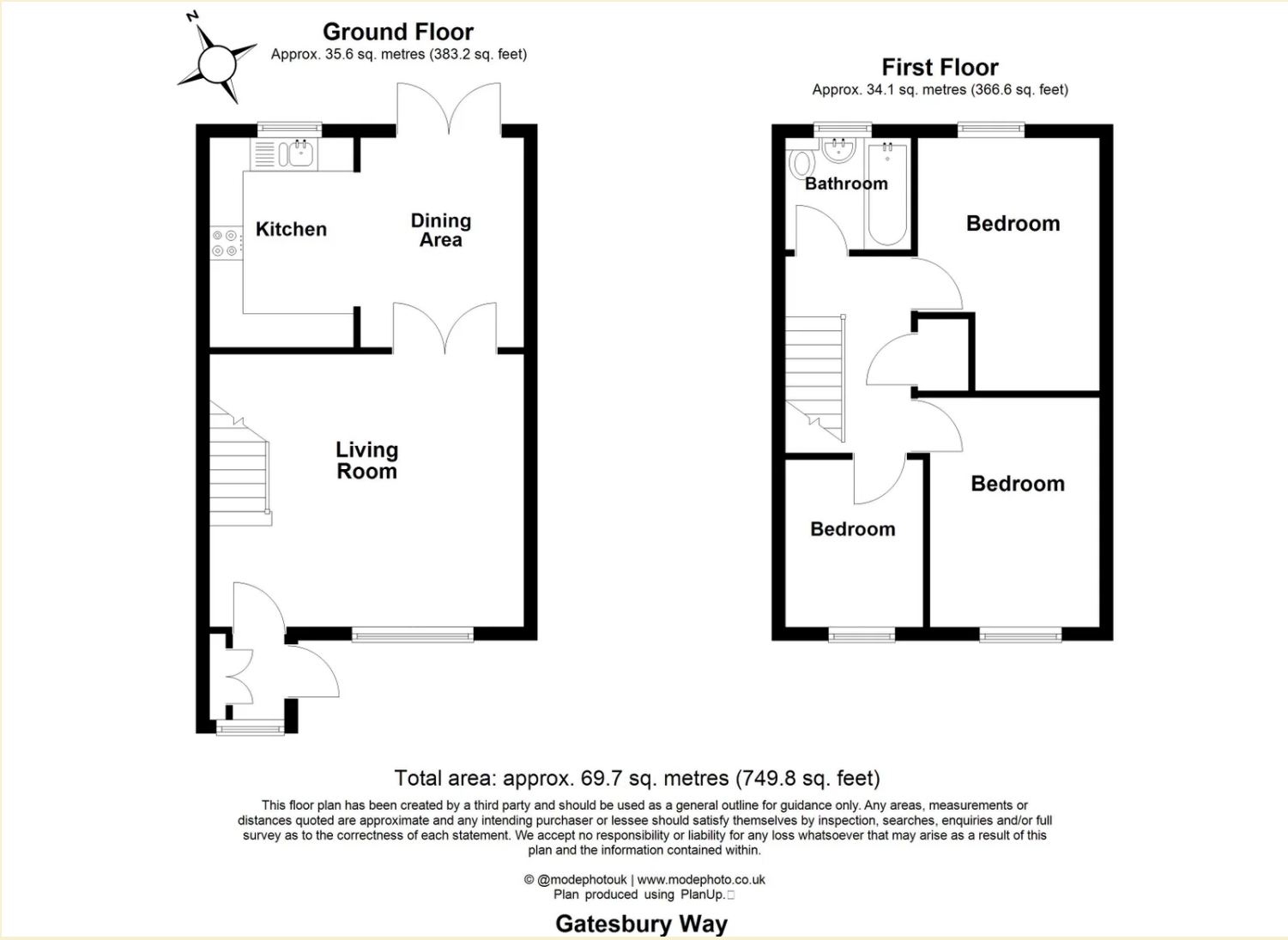


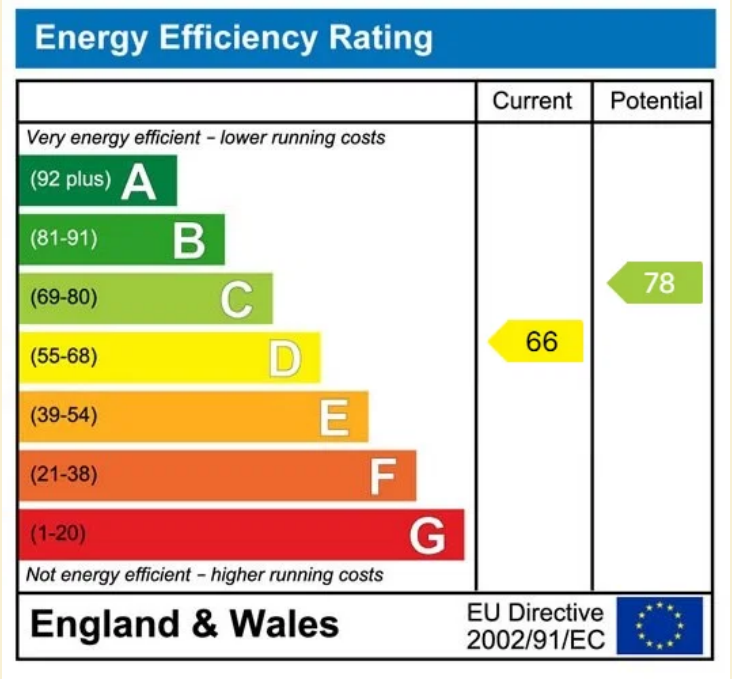




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