



Lunardi Court, Puckeridge, Herts SG11 1UT

Guide Price £357,000 Freehold

Oliver Minton Village & Rural Homes are delighted to offer For Sale this excellent modern terrace house with features including hallway, downstairs cloakroom/WC, fitted kitchen, spacious living room, 2 good size bedrooms and first floor bathroom. There is uPVC double glazing, gas heating to radiators, an allocated parking space and the south-facing rear garden is fully decked and backs on the school playing fields.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



**Oliver
Minton**
Village & Rural Homes



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Lunardi Court is a courtyard-style modern development within a short walk of Puckeridge village High Street with its combination of cafe, general store, pharmacy and 2 public houses. The 3 village schools are all within walking distance as is the Farm Shop, Health Centre, community centre and playing fields. There are delightful walks and cycle rides to be enjoyed in the surrounding countryside and the A10 and A120 provide good road links to the towns of Ware, Hertford, Buntingford and Bishop's Stortford and Stansted airport.

Hallway uPVC double glazed front door. Wood laminate floor. Staircase to first floor with door to understairs storage cupboard. Doorway to Living Room. Door to:

Cloakroom White WC and corner hand basin. Ceramic tiled floor. Heated towel rail. Extractor fan.

Kitchen - 3m x 1.68m (9'10" x 5'6") Granite quartz work surfaces incorporating sink unit and Neff electric induction hob with extractor hood above. Built-in Neff electric oven and recess for microwave. Fitted wall, base and drawer units and inset lighting. Wall unit housing wall-mounted Worcester gas fired boiler. uPVC double glazed window to front. Wood laminate floor. Plumbing for washing machine. Integrated fridge and freezer.

Living Room - 4.9m x 3.68m (16'1" x 12'1") uPVC double glazed sliding patio doors to rear garden. 2 vertical panel radiators. Inset ceiling lights.

First Floor Landing Engineered oak flooring. Access hatch to loft.

Bedroom One - 3.68m x 2.95m (12'1" x 9'8") uPVC double glazed window to rear. Vertical panel radiator. Engineered oak flooring.



Bedroom Two - 3.66m x 2.77m (12'0" into wardrobes x 9'1") uPVC double glazed window to front. Excellent range of 3 built-in double wardrobes to one wall. Door to built-in overstairs storage cupboard. Vertical panel radiator.

Bathroom - 1.85m x 1.65m (6'1" x 5'5") White suite comprising bath with shower above and glazed shower screen, WC and pedestal hand basin. Part tiled walls. Shaver socket. Heated towel rail.

Outside Outside water tap and integral bin store to front.

Rear Garden - 7.01m x 4.11m (23'0" x 13'6") Sunny, southerly rear aspect and backing on to St Thomas of Canterbury RC primary school playing fields. Fully enclosed and decked flooring.

Allocated Parking Space For one car. There are additional casual visitor parking spaces along Lunardi Court.

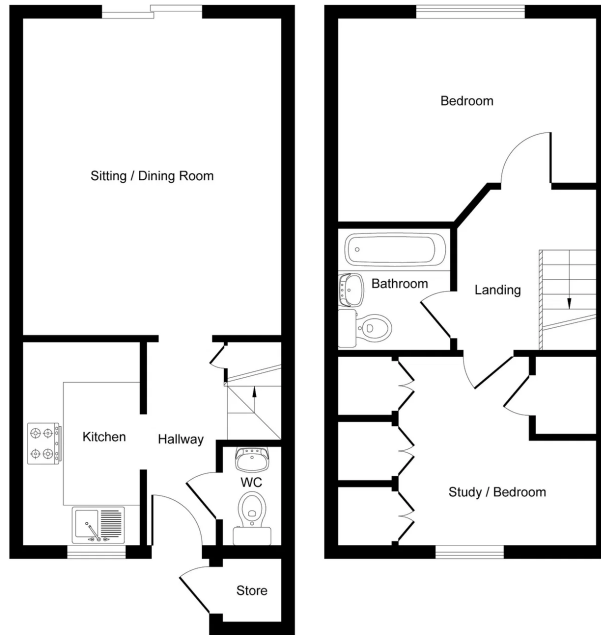
Agent Notes All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>

There is a service charge of circa £339 per annum paid to Warwick Estates Property Management Ltd towards the maintenance of the communal areas in the road.

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.

Lunardi Court

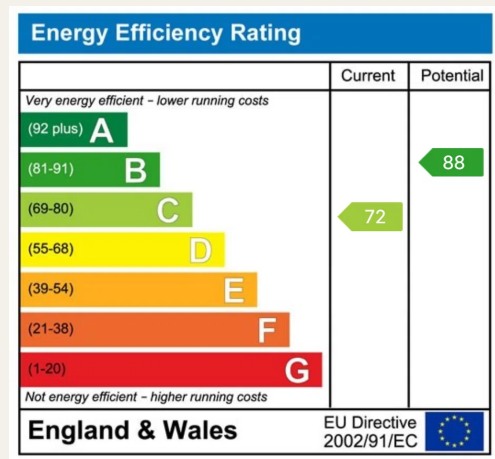
Approximate Gross Internal Area
Main House = 649 sq. ft / 60.28 sq. m
Store = 9 sq. ft / 0.81 sq. m



GROUND FLOOR

FIRST FLOOR

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.



Puckeridge Sales - Viewing Arrangements

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