



33 Lunardi Court, Puckeridge, Herts SG11 1UT

Fixed Price: £330,000 Leasehold (Freehold can be purchased for £150)

This stylish property is situated within a cul-de-sac location within walking distance of the village amenities. Property comprises entrance porch, cloakroom, living/dining room, kitchen, two bedrooms and bathroom. Outside there is a well presented rear garden and parking space.



**Oliver
Minton**
Village & Rural Homes



ALTHOUGH THIS PROPERTY IS SHOWN WITH THE FULL 100% SHARE FOR THIS WELL PRESENTED, MODERN TERRACE HOUSE, IT IS ALSO ADMINISTRATED BY A SHARED OWNERSHIP COMPANY WITH THE OPTION TO PURCHASE 50% FOR £165,000. PLEASE CONTACT US FOR FURTHER DETAILS.

This stylish property is situated within a cul-de-sac location within walking distance of the village amenities. Property comprises entrance porch, cloakroom, living/dining room, kitchen, two bedrooms and bathroom. Outside there is a well presented rear garden and parking space. Puckeridge offers a variety of local shops, traditional pubs with an exceptional Farm Shop nearby. Stansted airport is just a 20-minute drive away and the A10 dual carriageway providing quick access to Ware, Hertford and the M25.

Entrance Porch Part glazed front door. Radiator. Door to Cloakroom. Part glazed inner door to Living Room.

Cloakroom Low level flush WC and wash hand basin with mixer tap. Radiator. Double glazed obscure window to front.

Living Room - 4.02m x 3.72m (13'2" x 12'2") Sliding double glazed patio doors to rear garden. Radiator. Staircase to first floor.

Kitchen - 3.77m x 2.64m (12'4" x 8'7") Double glazed windows to front and rear. Range of fitted wall, base and drawer units with work surfaces incorporating single drainer sink unit with mixer tap. Built-in electric oven with ceramic hob and extractor canopy above. Radiator. Wall-mounted 'Vaillant' gas fired boiler.

First Floor Landing Double glazed window to front. Radiator. Access hatch to loft.

Bedroom One - 3.5m x 2.72m (11'5" x 8'11") Double glazed window to rear. Radiator. Two recessed wardrobes.

Bedroom Two - 3.26m x 1.78m (10'8" x 5'10") Double glazed window to rear. Radiator.

Bathroom Double glazed frosted window to front. White suite comprising bath with shower attachment and vanity hand basin with cupboard below. Low level flush WC. Radiator.



Outside

Rear Garden Paved patio area with steps up to area laid to lawn. Timber garden shed. Outside water tap. Enclosed by panelled fencing.

Allocated Parking Space Residents parking is in a central communal parking area just opposite the house. Parking space for one car.

Agents Notes This property is a leasehold property, with the current vendors extending the lease by another 50 years from the 6th August 2026.

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 £380 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.

Ground Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.5 sq. feet)



Total area: approx. 54.6 sq. metres (587.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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Plan produced using PlanUp.

Lunardi Court



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Puckeridge Office Sales Viewing Arrangements

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