



Elliot Heath
ESTATE AGENTS

23 Lunardi Court, Puckeridge
Guide Price **£375,000**

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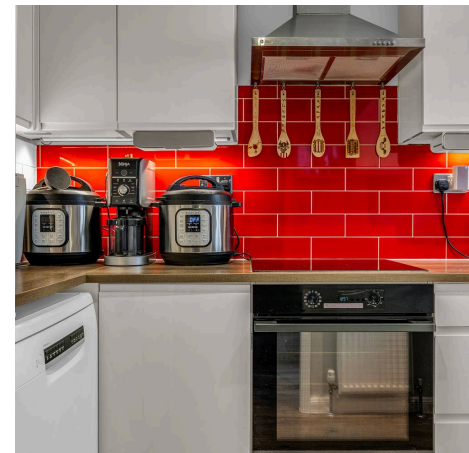
Puckeridge, Ware

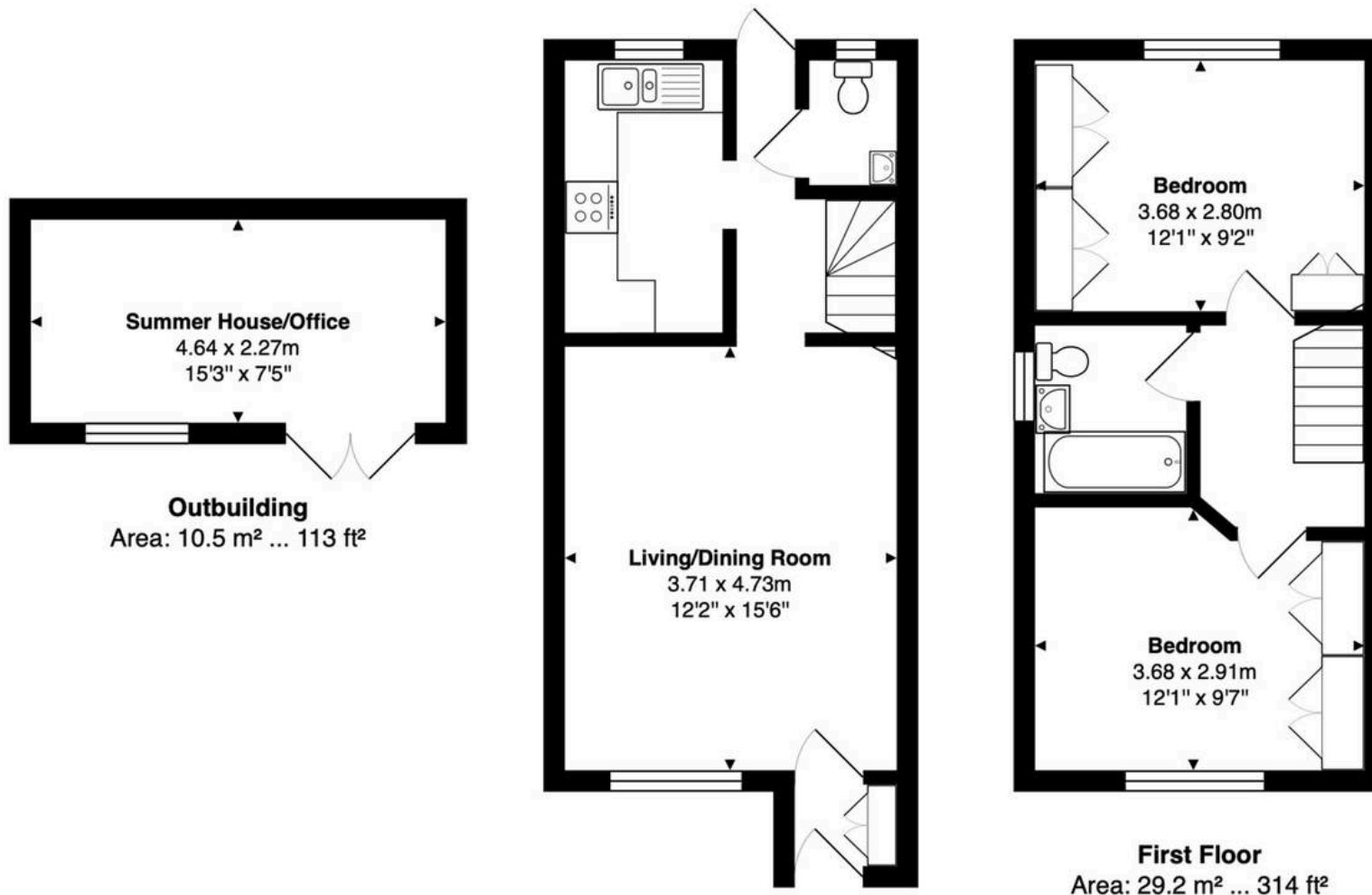
Elliot Heath present this 2-bed end terrace in Puckeridge courtyard setting, elevated with westerly aspect garden. Features living/dining room, kitchen, WC, parking, GCH, DG, near A10/A120. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor
 Area: 30.6 m² ... 330 ft²

First Floor
 Area: 29.2 m² ... 314 ft²

Total Area: 70.4 m² ... 757 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
 Property marketing provided by www.matthewkyle.co.uk

Entrance Lobby

With wood effect flooring, built in storage cupboard and door to:

Living/Dining Room

12' 2" x 15' 6" (3.71m x 4.73m)

With double glazed window to front aspect, two radiators, open to:

Rear Lobby

With stairs rising to first floor landing, wood effect flooring, door giving access to the rear garden, open to the kitchen and door to:

Downstairs WC

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising dual flush wc, tiled splash back areas, wood effect flooring, radiator.

Kitchen

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, wall mounted boiler, tiled splash back areas, wood effect flooring, radiator.

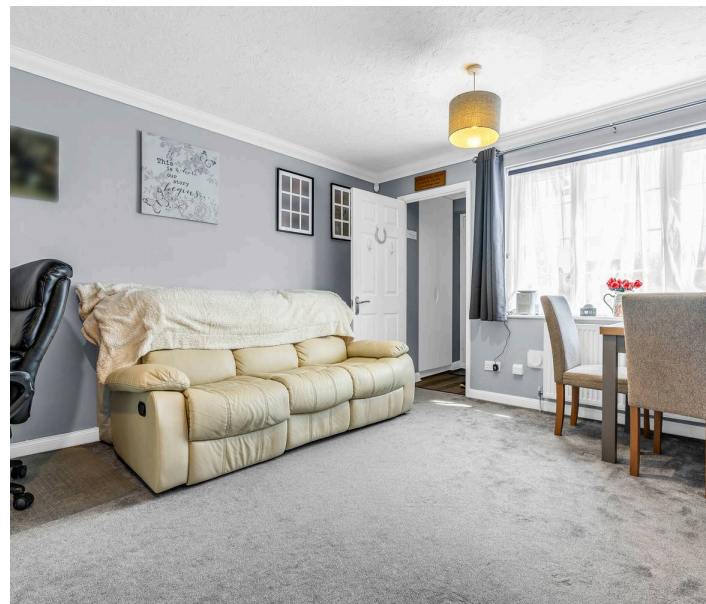
First Floor Landing

With loft access, radiator and doors to:

Bedroom One

12' 1" x 9' 7" (3.68m x 2.91m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards.



Bedroom Two

12' 1" x 9' 2" (3.68m x 2.80m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards.

Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, wood effect flooring, radiator.

Summer House/Office

15' 3" x 7' 5" (4.64m x 2.27m)

Detached summer house/office located at the rear of the garden, with heating, electricity, and wired internet access.





FRONT GARDEN

The front of the property is screened by mature trees and hedges and there is a low maintenance garden ready for potted plants.

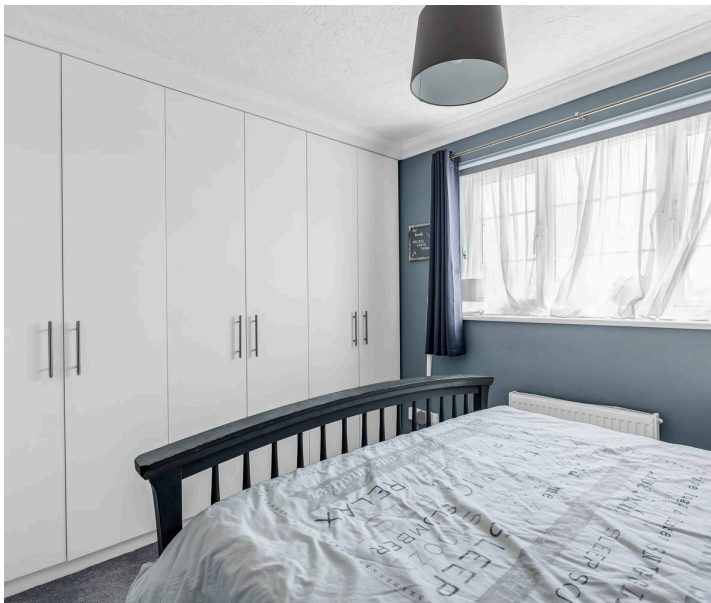
REAR GARDEN

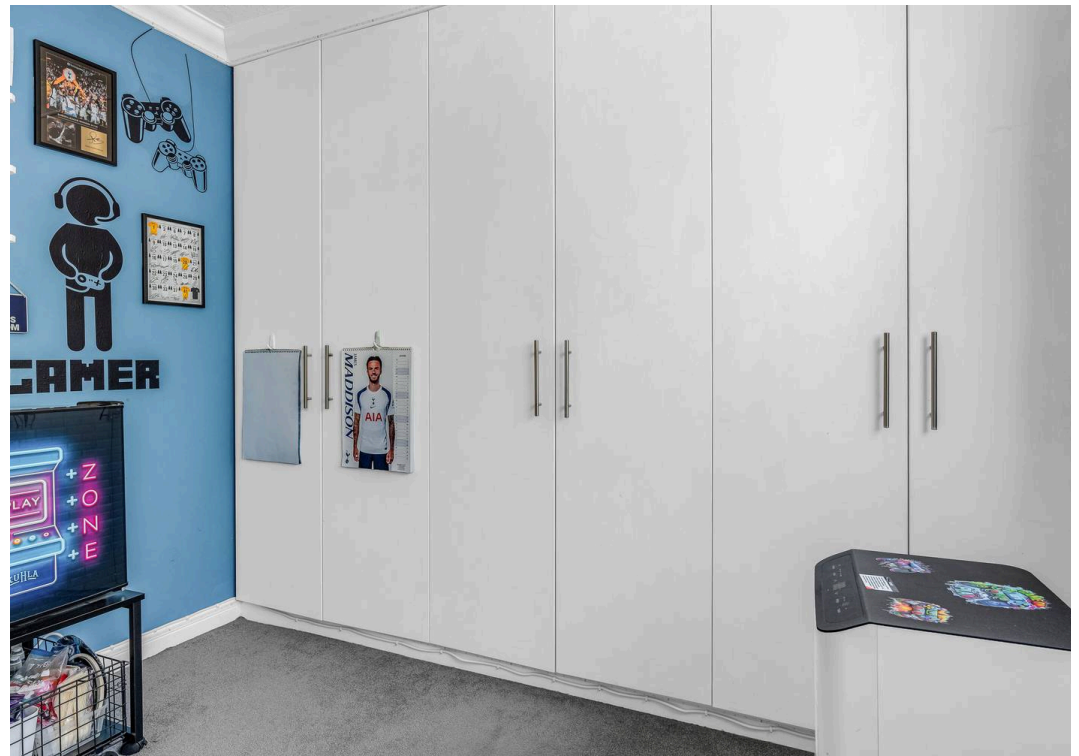
The rear garden enjoys a westerly aspect with a patio seating area leading to lawn and access to the detached summer house/office.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.







Elliot Heath Estate Agents

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