



**Oliver
Minton**
Village & Rural Homes



10 Puckeridge Park, Tollsworth Way, Puckeridge, Herts, SG11 1UP

£250,000

Council Tax Band: A

Bedrooms: 2 | Bathrooms: 2 | Receptions: 2

We are delighted to offer this immaculate 2 bedroom 46' x 20' Stately Albion 'Platinum Contemporary' detached park home on this superb, residential, gated park of just 19 homes. Located in the centre of Puckeridge within walking distance of the village pubs and shops, electronically operated gates open to this small, exclusive park for the over 50's. There are all mains services provided including gas central heating to radiators, uPVC double glazing. The accommodation comprises: Lobby, L-shaped fully fitted kitchen/diner, generous sitting room, master bedroom with dressing area and en-suite shower room, further double bedroom and attractive main bathroom. There is a side driveway, small garden area and patio and a storage shed. No stamp duty is payable. Council Tax Band A.

ACCOMMODATION

LOBBY AREA

6' 01" x 5' 07" (1.85m x 1.7m)

Double front door with glazed windows. Radiator.

KITCHEN

15' 09" x 9' 08" (4.8m x 2.95m)

Immaculately designed fitted kitchen with breakfast bar/island. Tiled floor and walls. Excellent fitted wall and base units with granite work surfaces incorporating sink unit. Built-in electric double oven and microwave with extractor over. Integrated dishwasher, fridge and freezer, washing machine and dryer. Inset ceiling lights. Glazed door to garden/parking, and two double glazed windows to rear. Wall unit housing wall-mounted 'Ideal' gas fired boiler installed in April 2023.

DINING AREA

8' 10" x 9' 09" (2.69m x 2.97m)

Double glazed window to front aspect. Radiator. Double doors to:

SITTING ROOM

10' 07" x 19' 04" (3.23m x 5.89m)

3 large bay windows overlooking front and side aspects. Feature electric fireplace. Phone point, and television point.

BATHROOM

8' 07" x 9' 04" (2.62m x 2.84m)

Spacious bathroom with tiled floor and walls. White suite comprising: Bath with shower attachment and inset LEDs in tiled enclose, low flush w.c with concealed cistern and vanity wash hand basin. Extractor fan. Wall mounted storage. Inset bathroom television. Radiator. Electric chrome heated towel rail.



BEDROOM ONE

9' 05" x 8' 08" (2.87m x 2.64m)

Full length bay window to front. Radiator. Range of fitted bedroom furniture. Telephone point and TV point. Part open plan to dressing area and ensuite shower room.

DRESSING AREA

6' 06" x 4' 06" (1.98m x 1.37m)

Range of fitted wardrobe cupboards with shelving and dressing table unit. Radiator.

ENSUITE SHOWER ROOM

6' 04" x 5' 03" (1.93m x 1.6m)

Tiled floor and walls, with a large shower cubicle. Low flush w.c. Vanity wash hand basin. . Obscure window to front. Radiator.

BEDROOM TWO

9' 08" x 9' 06" (2.95m x 2.9m)

Built in wardrobes, bedside tables and storage above bed with inset lighting. Radiator. Double glazed window to side.

SIDE DRIVEWAY - Block paved driveway.

GARDEN - Patio area and storage shed, with further patio area around to the side of the property. Outside tap. External lighting.

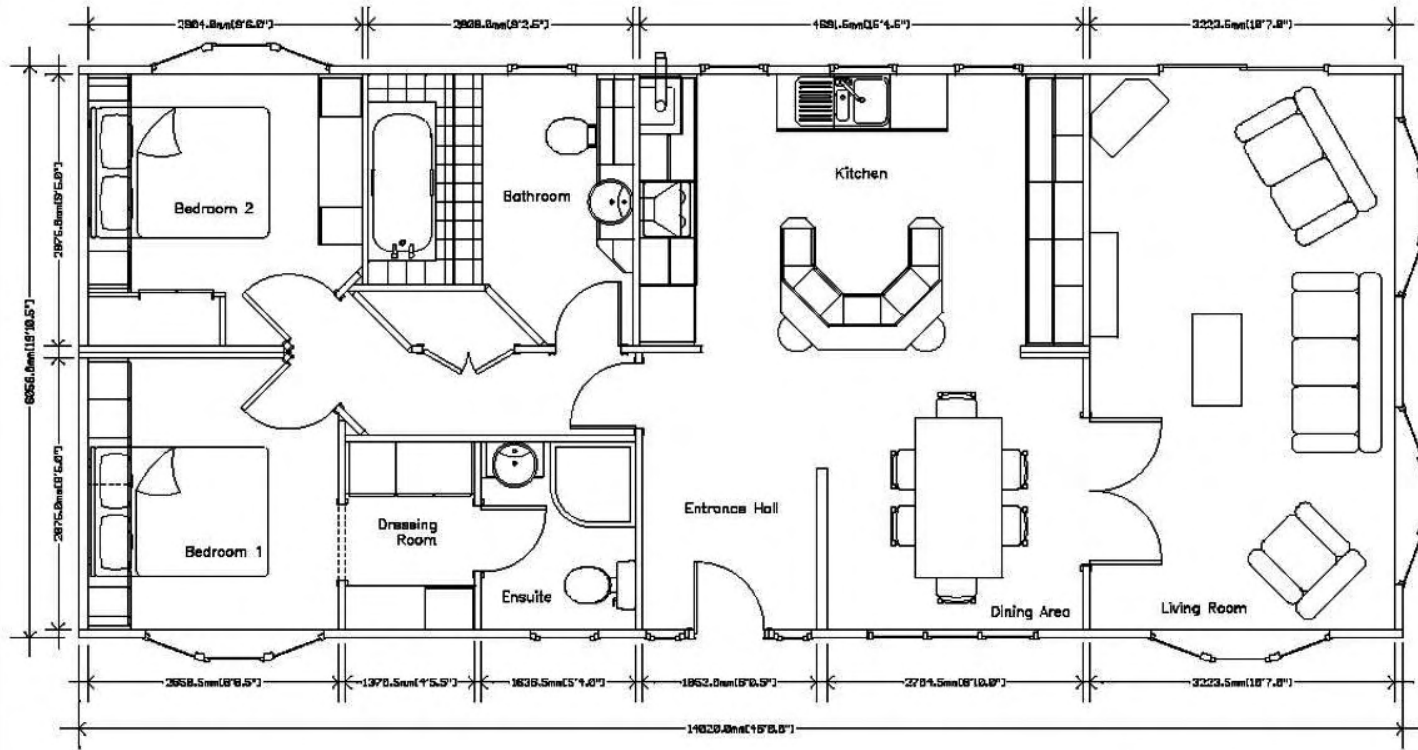
Agent Notes - The site agreement is for an indefinite period, providing fees are paid and no park rules are broken. - The service charge is £311.76 per month (£3,741.12 per annum) reviewed each January in line with C.P.I. - The park home has full time residential usage and can be your primary home. - No stamp duty is payable for park homes. - The Council Tax band is band A - Age Restriction: Over 50 - Small pets allowed at Park Owners discretion - 10% of the sale price is payable to the Park Owners when a park home is sold. Please ask for more details. - All mains services are available - mains gas heating, electricity, water and sewerage. - Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>





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.

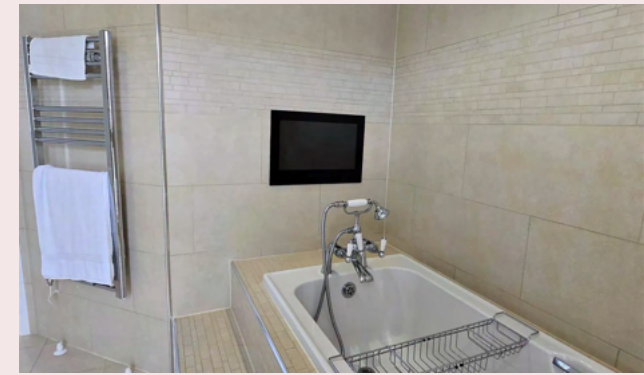
THE PLATINUM CONTEMPORARY 46' x 20'



NOTE: THE PLATINUM CONTEMPORARY RANGE IS AVAILABLE IN A VARIETY OF SIZES. THIS IS JUST A STANDARD SAMPLE PLAN. IF YOU REQUIRE A PLAN IN A SIZE NOT LISTED OR A MORE DETAILED PLAN PLEASE CONTACT STATELY ALBIONS SALES DEPARTMENT ON 01495 244472 OR EMAIL: sales@stately-albion.co.uk



**STATELY
ALBION
LTD**



Puckeridge Sales

28 High Street Puckeridge Herts SG11 1RN

01920 822999

puckeridge@oliverminton.com

<https://www.oliverminton.com/>

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