



**Oliver
Minton**
Village & Rural Homes



18 The Crescent, Cottered, Nr Buntingford, Herts SG9 9QX

- Guide Price: £425,000



**Oliver
Minton**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Oliver Minton Village & Rural Homes are pleased to offer this older-style 3 bedroom semi-detached house which has the potential for further extension. The wide frontage features an extensive blocked paved driveway leading to a large detached garage and long, secluded rear garden which tapers to the rear. Accommodation comprises hallway, lounge, dining room, kitchen, utility room, cloakroom, superb bathroom and 3 first floor bedrooms. Cottered is a small village located approximately 3 miles to the west of Buntingford and 6 miles from Baldock.

Entrance Hall Double glazed window to front. Radiator. Stairs to first floor.

Kitchen - 3.51m x 2.67m (11'6" x 8'9") Range of fitted wall, base and drawer units with work surfaces incorporating sink unit. Integrated double oven with 4 ring electric hob and extractor above. Space and plumbing for washing machine and dishwasher. Double glazed window to front. Radiator.

Superb Shower Room Modern re-fitted shower room incorporating glazed walk in shower cubicle with power shower. Range of vanity cupboards and contemporary style wash hand basin set within floating vanity unit. Low level flush W/C. Tiled floor and part tiled walls. Tall chrome ladder style radiator. Inset ceiling lights. Obscure double glazed window to rear. Access hatch to loft space.

Cloakroom White pedestal wash hand basin with chrome mixer taps and low level flush WC. Radiator. Obscure double glazed window to rear.

Sitting Room - 4.8m x 2.62m (15'9" x 8'7") Double glazed window to front. Feature electric fire. Storage cupboard housing hot water tank. Understairs storage cupboard. Part glazed door to:

Dining Room - 4.8m x 2.62m (15'9" x 8'7") Two radiators. Two double glazed windows to rear. Double glazed door to garden. Recessed storage cupboard. Door from hallway.

First Floor Landing Access to loft. (unboarded)

Bedroom One - 4.57m into wardrobe x 2.79m (15'0" x 9'2") Storage cupboard over stairs. Mirror-fronted sliding doors to double fitted wardrobes concealing wall-mounted Worcester gas fired boiler. Radiator. Double glazed window to front.

Bedroom Two - 3.2m x 3.12m (10'6" x 10'3") Double glazed window to rear. Radiator.

Bedroom Three - 2.51m x 2.26m (8'3" x 7'5") Double glazed window to rear. Radiator.

Front Garden & Driveway There is a wide frontage with an area of lawn, flower and shrub beds and an extensive block paved driveway with standing for several vehicles. 'Calor' gas storage tank (please ask for more details on ownership and service contract).

Detached Garage Up and over door. Re-roofed this year with 25 year warranty.





Council Tax Band: C

Tenure: Freehold

Long Rear Garden

Large patio area. *Right of way pathway for neighbouring property to their garden side gate.* The remainder of the garden is mainly laid to lawn with mature screening hedgerows and shrubs. Timber garden shed and cabin. Outside water tap. Outside security lights.

Agents Notes

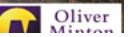
The foundations on the single storey side extension are deep enough to take a second storey.

Mains water, sewerage and electricity. Gas central heating to radiators via 'Worcester' boiler and 'Calor' propane gas.

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



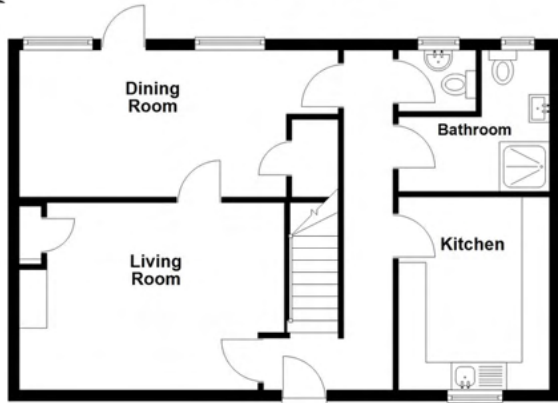




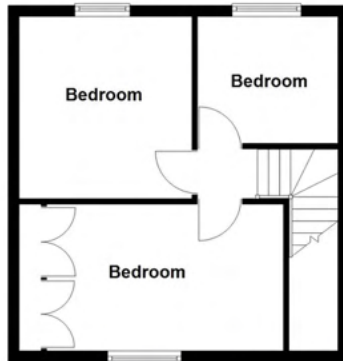
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Ground Floor
Approx. 58.9 sq. metres (634.3 sq. feet)



First Floor
Approx. 35.5 sq. metres (382.3 sq. feet)



Total area: approx. 116.6 sq. metres (1254.9 sq. feet)

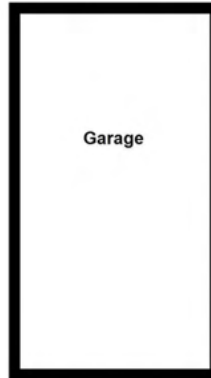
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability 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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The Crescent

Garage
Approx. 22.1 sq. metres (238.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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