



**Oliver
Minton**
Sales & Lettings

**2 Cannons Court,
Puckeridge**

Herts SG11 1RS

Asking Price £387,500

Oliver Minton Village & Rural Homes are bringing to the market this CHAIN FREE 3 bedroom mid-terrace house in a cul-de-sac location within the village Conservation Area, in the heart of Puckeridge, just off the High Street. Accommodation comprises entrance hall, cloakroom/WC, kitchen, living room, three good size bedrooms and first floor bathroom. There is parking in front of the integral garage, uPVC double glazing, oil fired central heating to radiators and fitted solar panels.





Hallway

uPVC front door with double glazed inserts. Wood laminate floor. Staircase to first floor. Radiator.

Cloakroom

Modern white suite comprising WC with concealed cistern, wash hand basin with cupboards under. Ceramic tiled floor. uPVC double glazed obscure window. Part tiled walls. Heated towel rail.

Kitchen 2.54m x 2.39m (8'4 x 7'10)

uPVC double glazed window to front. Range of fitted wall, base and drawer units with work surfaces incorporating sink unit. Built-in electric induction hob with extractor hood above and electric double ovens below. Integrated fridge/freezer and dishwasher. Ceramic tiled floor. Integrated Hotpoint washing machine.





Living Room 4.32m x 4.39m including chimney breast, reducing to 14'2 x 14'5 including chimney breast, reducing to)

Wood laminate floor. uPVC double glazed window and uPVC double glazed French doors to rear garden. Door to understairs storage cupboard housing meters and fuse box.

First Floor Landing

Radiator. Access hatch to loft. Recessed airing cupboard.

Bedroom One 4.93m x 2.51m (16'2 x 8'3)

Dual aspect uPVC double glazed windows to front and rear. Access hatch to loft space.

Bedroom Two 4.39m max (into wardrobe) reducing to 2.46m x 3.89 (14'5 max (into wardrobe) reducing to 8'1 x 12'9 in)

L-shaped room. Two uPVC double glazed windows to rear. 2 sets of recessed wardrobes with mirror-fronted sliding doors. Radiator.

Bedroom Three 2.95m x 2.46m (9'8 x 8'1)

uPVC double glazed window to front. Radiator.

Family Bathroom 1.83m x 1.78m (6'0 x 5'10)

White suite comprising bath with glazed screen and shower above, WC with concealed cistern and wash hand basin with cupboards under. uPVC double glazed obscure window. Ceramic tiled floor. Large heated towel rail.

Outside

Front Garden & Driveway

Brick paved driveway in front of garage. Area of lawn. Outside water tap. Oil fired boiler.

Integral Garage 5.11m x 2.57m (16'9 x 8'5)

Power and light connected. Personal access door from garden. Up and over door.

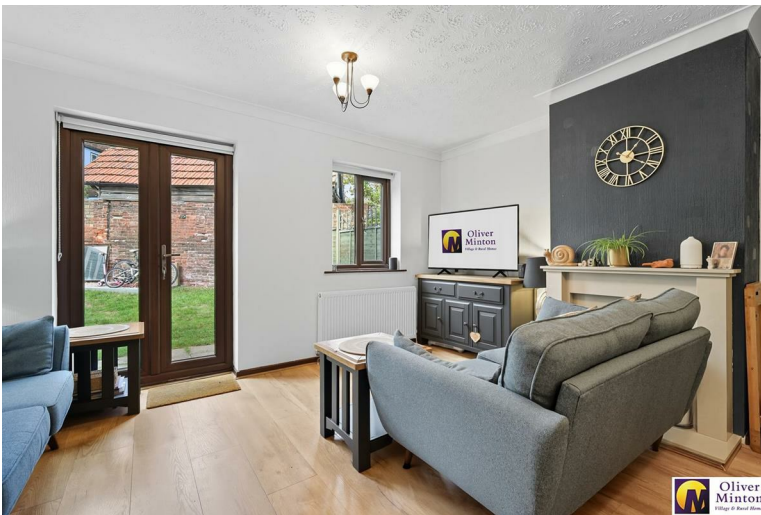
Rear Garden

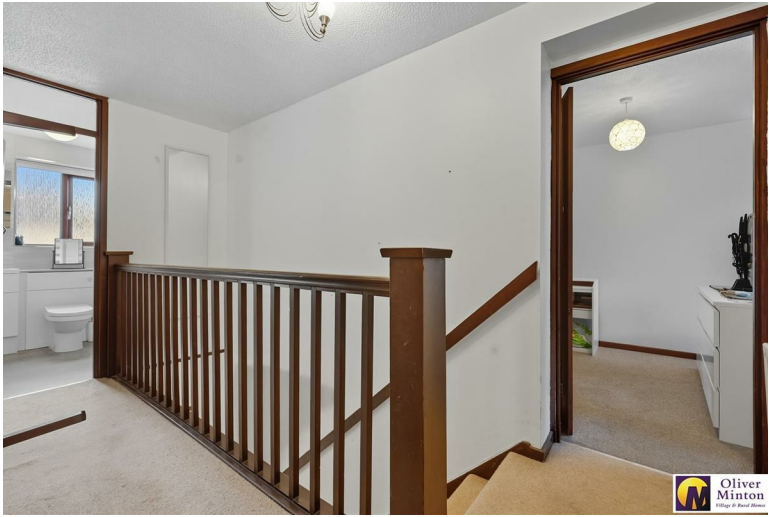
Paved patio area and area of lawn. Enclosed by brick wall and panelled fencing. Oil tank.

Agents Notes

All mains services are connected with mains water, sewerage, electricity and oil fired central heating to radiators.

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







MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616



Total area: approx. 92.6 sq. metres (996.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Cannons Court

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:


Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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