



47 Station Road, Puckeridge SG11 1TE

Guide Price **£400,000**

NO UPWARD CHAIN....Oliver Minton Village & Rural Homes are delighted to offer this stylish and spacious two-bedroom cottage, benefiting from a side driveway providing off-street parking for several vehicles. The driveway also offers potential to alter and extend the property (subject to the usual planning consents). The accommodation comprises an entrance porch, sitting room, kitchen/dining room, utility room, bathroom, and two generous first-floor bedrooms. Further features include uPVC double glazing, gas central heating via radiators, and an attractive low-maintenance rear garden with a summer house. Puckeridge and Standon offer a variety of local shops, cafés and pubs, together with an excellent farm shop. Stansted Airport is approximately 25 minutes away, while the A10 dual carriageway provides convenient access to Ware, Hertford and the M25.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

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.



Accommodation:

Side Entrance Porch : Enclosed entrance porch. Front door to:

Entrance Lobby : Leading to kitchen/dining room. Concealed storage cupboard. Wooden flooring. Door to:

Sitting Room - 3.6m x 3.35m (11'9" x 10'11")

uPVC double glazed bay window to front. Attractive brick fireplace. In-built storage space. Radiator. Wooden flooring. Inset ceiling lights. Vertical panel radiator.

Kitchen/Diner - 3.62m x 2.65m (11'10" x 8'8") A range of wall, base and drawer units complemented by wood work surfaces. Built-in hob with extractor hood above and plumbing for a dishwasher. uPVC double glazed window to the rear aspect, thermostat and radiator. Stairs rising to the first floor with a useful built-in understairs storage cupboard.

Utility Room - 2.84m x 1.5m (9'3" x 4'11") Plumbing and space for washing machine and tumble drier. Space for large fridge freezer. Gas fired 'Vaillant' combination boiler. Double glazed window to side. Tiled flooring. Radiator. Loft access hatch. Doors off to family bathroom and to the rear garden.

Luxury Bathroom - 2.85m x 1.7m (9'4" x 5'6") Well-appointed bathroom featuring a freestanding roll-top ball and claw bath, together with a separate shower cubicle fitted with a rainfall shower head, handheld attachment and glazed screen. Mid-level flush WC and wall-mounted wash hand basin. Radiator, part-tiled walls, tiled flooring and frosted uPVC double glazed windows.

First Floor : Small landing with doors off to the bedroom accommodation.

Bedroom One - 3.6m x 2.75m (11'9" x 9'0") uPVC double glazed window to front. Radiator. Range of fitted wardrobes. Wood laminate floor.

Bedroom Two - 3.61m x 2.57m (11'10" x 8'5") uPVC double glazed window to rear. Radiator. Range of fitted wardrobes. Wood laminate floor. Access hatch to loft.

Exterior : Gated entrance and driveway to side offering ample parking. Outside water tap.

Rear Garden : The rear garden has been attractively landscaped with a combination of paving and decking, creating a low-maintenance outdoor space. Timber storage shed, outside lighting and gated side access to the driveway. As is common with older character cottages, a right of way exists across the garden, providing access to the neighbouring property.

Summer House : A great addition to the property, offering several uses such as a home office, gym or play room. Power, light and water connected. Air conditioning unit. (Please be advised, the roof is in need of some repair)

Agent's Notes : Mains services are connected: mains water, sewerage, electric, gas fired central heating. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>







Station Rd, Puckeridge

Approximate Gross Internal Area
Main House = 614 sq. ft / 57.06 sq. m
Outbuilding = 148 sq. ft / 13.81 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	56		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient – higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

MORTGAGE ADVICE

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