



32 Clements Close, Puckeridge, Herts, SG11 1DE

Price: £440,000 Freehold

Oliver Minton Village & Rural Homes are delighted to bring to the market this well presented 3 bedroom semi-detached home. Accommodation comprises: hallway, lounge/dining room, kitchen, cloakroom, 3 bedrooms, en-suite shower room and family bathroom. Outside, there are 2 allocated parking spaces and an attractive rear garden. Puckeridge High Street amenities are just a short walk away, as is St Thomas of Canterbury Primary School, Roger De Clare First School & Nursery and Ralph Sadleir Middle School.

Bedrooms: 3 | Bathrooms: 2 | 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.



**Oliver
Minton**
Village & Rural Homes

Council Tax Band: E

Entrance Hall Wood laminate flooring. Radiator. Stairs to first floor. Large understairs cupboard. Doors to kitchen, living/dining room and cloakroom.

Lounge / Dining Room - 8.34m x 3.29m (27'4" x 10'9")

Radiator. uPVC double glazed window to rear. uPVC double doors leading to garden. Laminate flooring.

Kitchen - 3.05m x 2.86m (10'0" x 9'4")

Fitted with a range of wall and base level units with granite worktops over. Integrated fridge/freezer, dishwasher, washing machine and electric oven with 5 ring gas hob and extractor over. Extractor fan. Window to front. Radiator. Tiled floor. Inset ceiling lights. Boiler.

Cloakroom

Modern white suite comprising WC and pedestal hand basin. Radiator. Tiled floor. uPVC double glazed obscure window to front.

First Floor Landing

Access to loft. Doors to bedrooms and family bathroom.

Bedroom One - 3.44m x 3.27m (11'3" x 10'8")

Double glazed window to rear. Radiator.

Ensuite

Low level flush w/c. Pedestal wash hand basin. Shower cubicle. Extractor fan. Inset ceiling lights.

Bedroom Two - 3.15m x 2.98m (10'4" x 9'9")

Double glazed window to rear. Radiator.

Bathroom

Double glazed frosted windows to rear. Low level flush w/c. Pedestal wash hand basin. Panel bath with shower attachment. Chrome ladder style radiator. Inset ceiling lights. Extractor fan.

Bedroom Three - 3.15m x 2m (10'4" x 6'6")

Double glazed window to rear. Built in wardrobe. Radiator.

Rear Garden

Mostly laid to lawn. Side access gate. Enclosed by panelled fencing. Outside tap.

Two allocated parking spaces

Agent's Notes

There is an annual development maintenance charge of circa £500 per annum. 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>





Puckeridge Sales

28 High Street Puckeridge Herts SG11 1RN

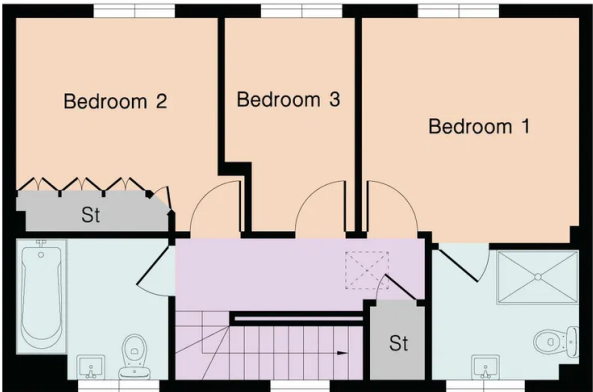
Approximate Gross Internal Area 964 sq ft - 90 sq m

Ground Floor Area 482 sq ft – 45 sq m

First Floor Area 482 sq ft – 45 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
	78	83
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

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

MORTGAGE ADVICE

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