



55 Station Road, Puckeridge, Herts SG11 1TE

£349,950

Oliver Minton Village & Rural Homes are pleased to offer this CHAIN FREE, attractive and spacious Victorian cottage with well presented accommodation comprising through lounge/diner, modern kitchen and ground floor bathroom, lean-to utility and 2 first floor double bedrooms. There is uPVC double glazing, gas heating to radiators and a super 95' rear garden. The cottage is located close to the excellent village schools and the village doctors surgery and playing fields. Puckeridge & Standon offer a variety of local shops, pubs, an excellent Farm Shop, whilst Stansted airport is approximately 25 minutes drive away and the A10 dual carriageway provides direct access to Ware, Hertford and the M25.

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: C

uPVC double glazed front door to:

THROUGH LOUNGE / DINER

20' 5" + bay x 11' 8" (6.22m x 3.56m)

Double glazed bay window to front with built-in hi-fi storage unit. Alcove with built-in base cupboard housing electric meter. Attractive fireplace with built-in gas 'coals' fire, marble surround and hearth. Window to rear. 2 radiators. Staircase to first floor. Multi-pane door and steps down to:

MODERN KITCHEN

9' x 6' 11" (2.74m x 2.11m)

Excellent range of fitted white wall and base units with granite effect work surfaces incorporating single drainer sink unit. Wall-mounted 'Vokera Linea' combination gas fired boiler. Space for cooker with extractor unit above. Space for fridge/freezer. Door to Lean-to Utility. Door at rear to:

MODERN BATHROOM

8' 3" x 5' 8" (2.51m x 1.73m)

White suite comprising bath with shower attachment, low level flush WC and pedestal hand basin. Chrome heated towel rail. 2 double glazed obscure windows to rear. Part tiled walls. Inset ceiling lights.

LEAN TO UTILITY

12' 1" x 4' 1" (3.68m x 1.24m)

Plumbing for washing machine. Work surface. Double glazed door to rear garden.

FIRST FLOOR LANDING

Access hatch to boarded loft with light connected.

BEDROOM ONE

11' 8" x 8' 10" (3.56m x 2.69m)

Double glazed window to front. Mirror-fronted built-in wardrobes. Radiator. Boarded wooden floor.

BEDROOM TWO

11' 3" x 8' 6" (3.43m x 2.59m)

Double glazed window to rear. Mirror-fronted built-in wardrobes. Radiator. Boarded wooden floor. Recessed overstairs storage cupboard.

FRONT GARDEN

Small paved garden with brick wall and wrought iron gate.

REAR GARDEN

95' x 13' (28.96m x 3.96m)

Immediately behind the cottage is a patio area with raised flower beds and right of way access gate. Beyond the timber garden store is a gate which leads to the remainder of the garden laid to lawn with raised flower beds and borders. Enclosed by panelled fencing.

AGENTS NOTES

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



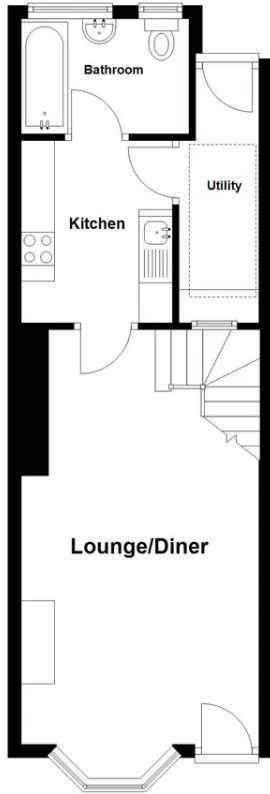


Puckeridge Sales

28 High Street Puckeridge Herts SG11 1RN

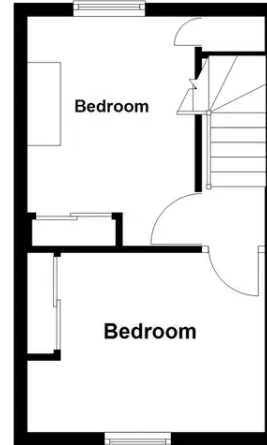
Ground Floor

Approx. 38.3 sq. metres (411.9 sq. feet)



First Floor

Approx. 22.3 sq. metres (239.5 sq. feet)



Total area: approx. 60.5 sq. metres (651.4 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.

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Station Road

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

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

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