



**Oliver  
Minton**  
*Sales & Lettings*

**12 Barncroft,  
Albury, Little Hadham**

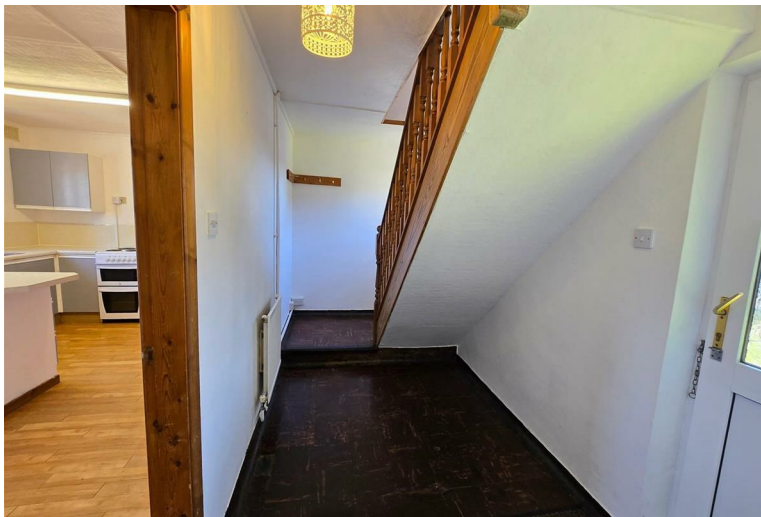
**Herts SG11 2LQ**

**Price Guide £405,000**

Oliver Minton Village & Rural Homes are pleased to offer this CHAIN FREE project opportunity, requiring refurbishment and with great scope for extension and building of new garage and expansion of the off-street parking. Situated at the head of this small cul-de-sac, in a semi-rural location off the Albury Road and within walking distance of the Catherine Wheel pub, this semi-detached house currently offers: hallway, lounge, kitchen/diner, utility outhouse with WC, 3 bedrooms and first floor bathroom. There is a front and good size rear garden with old garage and off-street parking to the rear.







#### **ENTRANCE HALL 4.17m x 1.75m (13'8 x 5'9)**

uPVC double glazed obscure front door. uPVC double glazed window to front. Staircase to first floor. Door to Lounge. Part glazed door to Kitchen/Diner.

#### **LOUNGE 5.11m x 3.15m (16'9 x 10'4)**

Dual aspect uPVC double glazed windows to front and rear. 2 radiators. Parquet flooring. Tiled open fireplace.

#### **KITCHEN / DINER 5.08m x 3.18m (16'8 x 10'5)**

2 uPVC double glazed windows to rear. Radiator. Louvred door to built-in cupboard housing oil fired boiler. Further built-in storage cupboard. Kitchen area with fitted wall and base units and work surfaces incorporating sink unit. Space for cooker. Part glazed door to:

#### **UTILITY OUTHOUSE 3.20m + coal shed x 2.90m (10'6 + coal shed x 9'6)**

uPVC double glazed door to front. Single glazed windows to front and side. Ceramic tiled floor. Radiator. Door to built-in coal shed. Door to rear garden. Door to

#### **WC**

Low level flush WC. uPVC double glazed window.







### FIRST FLOOR LANDING

uPVC double glazed window to front. Access hatch to loft. Louvred door to recessed airing cupboard housing hot water cylinder.

### BEDROOM ONE 4.11m including chimney breast & cupb x 3.12m (13'6 including chimney breast & cupb x 10'3)

uPVC double glazed window to rear. Radiator. Louvred door to recessed storage cupboard.

### BEDROOM TWO 4.14m x 2.67m (13'7 x 8'9)

uPVC double glazed windows to side and rear. Radiator. Louvred door to recessed wardrobe cupboard.

### BEDROOM THREE 3.15m including cupb x 1.88m (10'4 including cupb x 6'2)

uPVC double glazed window to front. Radiator. Louvred door to built-in storage cupboard.

### BATHROOM

Bath, pedestal hand basin and WC. Radiator. uPVC double glazed obscure window.

### OUTSIDE

#### FRONT GARDEN

Mainly laid to lawn.

#### GOOD SIZE REAR GARDEN

Immediately to the rear of the house is a shingle area with retaining sleepers and steps up to lawn, with picket fence and gate leading to further area of garden incorporating old garage. Shingle area continues to side of house with pergola and oil tank. Outside water tap.

#### OFF-STREET PARKING & OLD GARAGE STORE

The vehicular access to the rear of the garden here provides access not only to the existing off-street parking area and old garage store, but offers the potential for a new detached garage and parking area to be created.

### AGENTS NOTE

Mains services are connected with mains water, sewerage and electricity. Heating is via oil fired central heating to radiators.

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

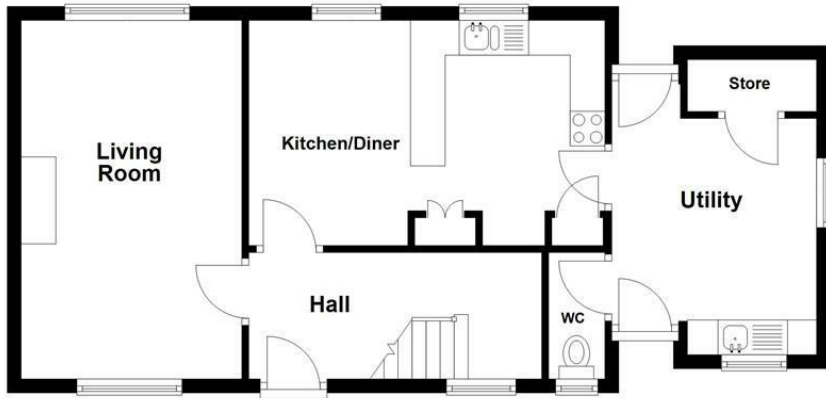
### MORTGAGE ADVICE

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



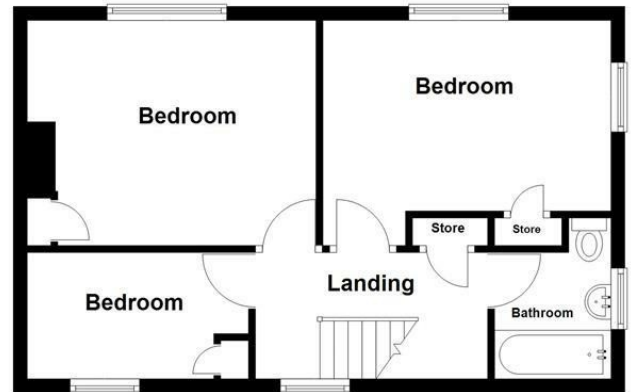
### Ground Floor

Approx. 55.4 sq. metres (595.9 sq. feet)



### First Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



Total area: approx. 99.3 sq. metres (1068.7 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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**Barncroft**

**Tenure:** Freehold

**Council Tax Band:** C

**Viewing Arrangements:**

Strictly by appointment


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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>22</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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