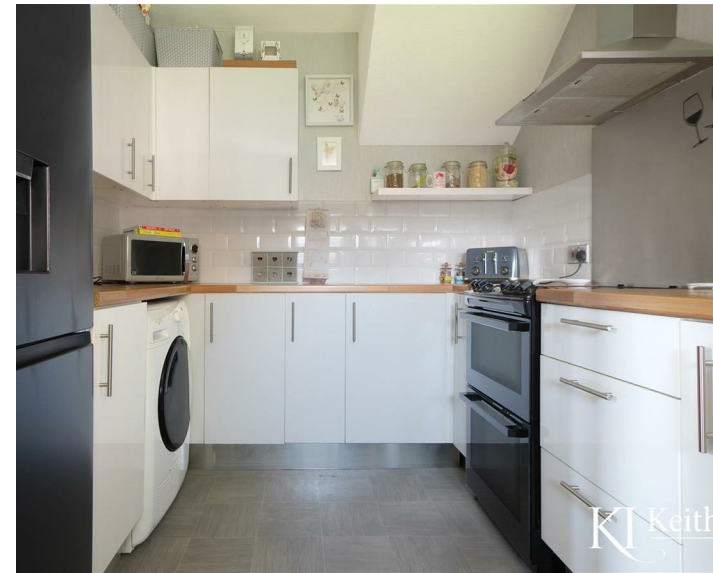




£415,000

Batchelors, Puckeridge

KI Keith Jar
KI



Batchelors, Puckeridge, SG11 1TJ

Keith Ian are very pleased to offer for sale a lovely End of Terrace property situated at the far end of a cul-de-sac location, within walking distance to local schools and facilities. The property comprises 3 Bedrooms, L-shaped Lounge/Dining room, Re-fitted Kitchen, Bathroom Wc, Gas central heating, Double glazed, Pleasant rear garden, Garage-en-bloc and parking.

Entrance door to:**Entrance hall**

Window to front, storage cupboard. Door to:

L-shaped Lounge/Dining room

17' x 11'9" < 23'10"

Bow window to front aspect, laminate flooring, 2 radiators, coved cornice ceiling, tv point, storage cupboard, stairs to first floor, door to rear garden. Door to:

Kitchen

11'8" x 8'1"

Re-fitted with a matching range of white Hi-gloss wall and base units with roll edge work surfaces, stainless steel single drainer sink unit & mixer tap, electric cooker point, plumbing for washing machine, recess for tumble dryer, recess for fridge/freezer, tiled splash backs, vinyl floor covering, window to rear aspect, wall mounted gas fired boiler.

Stairs to first floor landing

Fitted carpet, access to loft, airing cupboard housing hot water cylinder and shelving. Door to:

Bedroom One

12'1" x 9'9" < 10'7"

Window to front aspect, laminate flooring, radiator.

Bedroom Two

11'8" x 9'9" < 10'9"

Window to rear aspect, fitted carpet, radiator.

Bedroom Three

8'2" x 7'

Window to front aspect, laminate flooring, radiator.

Bathroom Wc

3 Piece suite comprising panel enclosed bath with wall mounted mixer shower, wash hand basin, low level wc, tiled splash backs, tiled floor, heated towel rail, obscure glazed window to rear.

Exterior

Rear garden: Decking area leading to lawn with shrub border, timber shed, outside water tap, side pedestrian access.

Front: Small lawn area, casual parking bays.

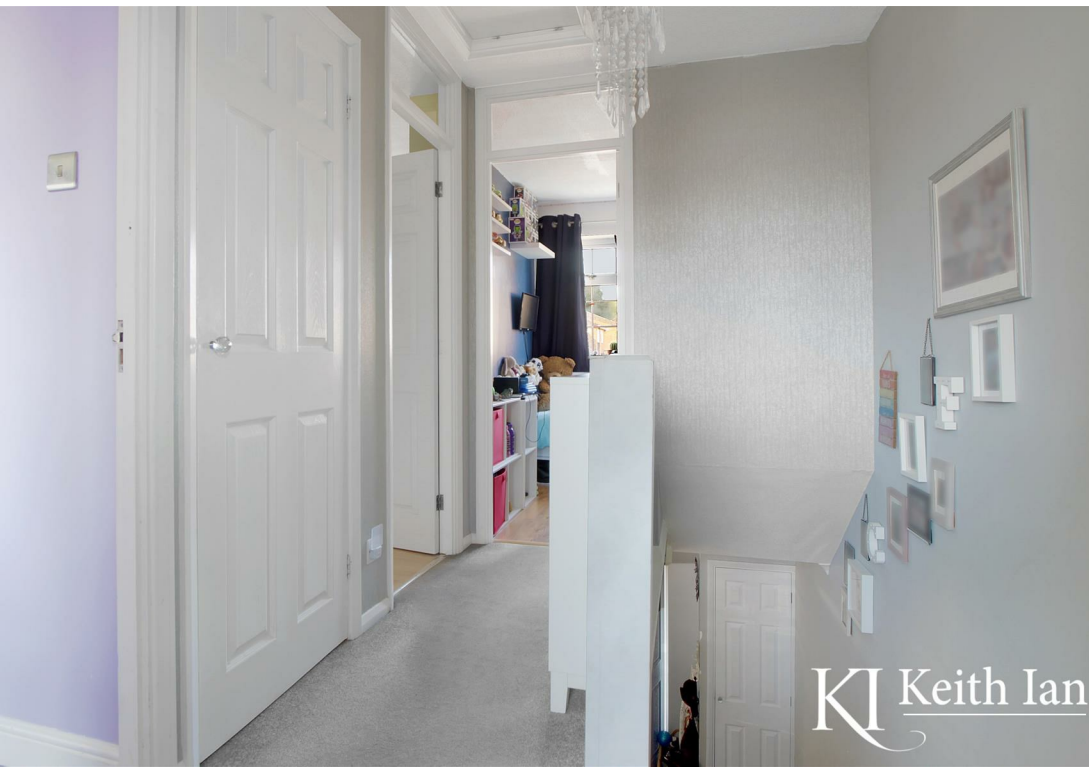
GARAGE-EN-BLOC with up & over door, space to park vehicle directly in front of garage.

Agents note

Council tax band D £2,073.24 (subject to change)

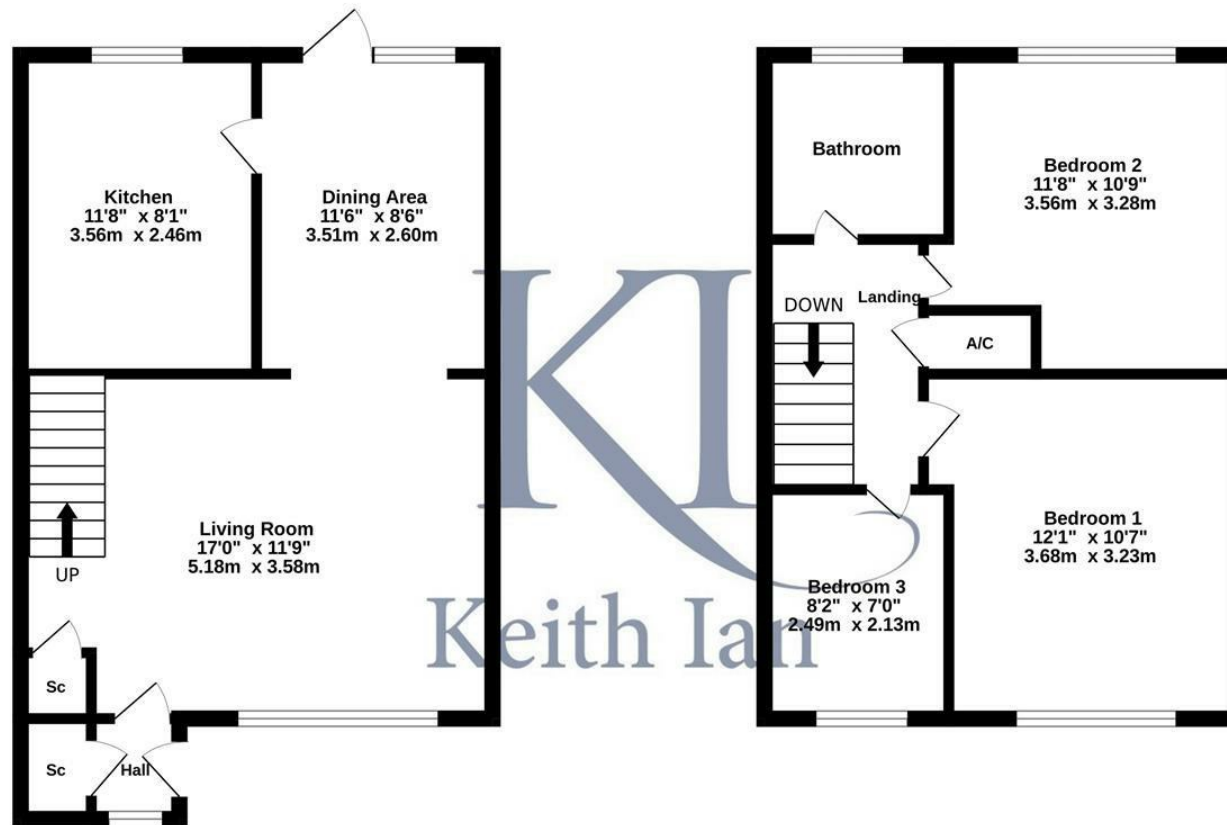
what3words: ///flipper.otherwise.fruitcake





Ground Floor

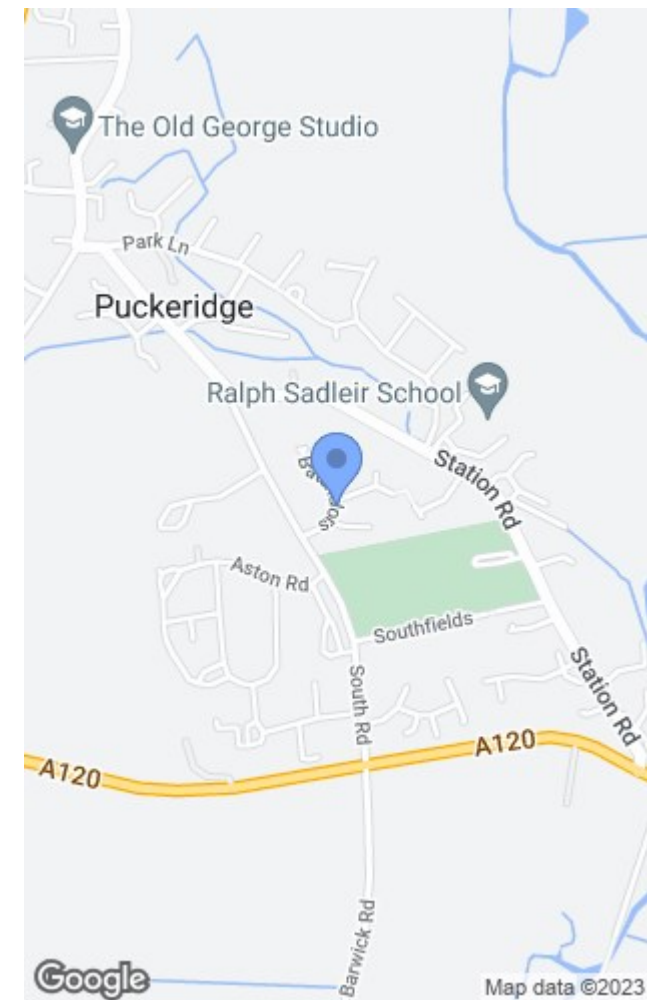
1st Floor



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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