



**Oliver
Minton**
Sales & Lettings

**15 Whitebarns,
Furneux Pelham Buntingford
Hertfordshire SG9 0JH
Guide Price £230,000**

Oliver Minton are delighted to bring to market this spacious 2 bedroom first floor maisonette located in the delightful East Herts village of Furneux Pelham. The well presented accommodation comprises entrance hall, utility room, large lounge/diner, kitchen, two double bedrooms and family bathroom. The property also benefits from a separate large private garden with shed boasting delightful views over open countryside.





HALLWAY

Spacious entrance hallway with doors to living room, bathroom and all bedrooms.

LOUNGE/DINING ROOM 5.39 x 3.45 (17'8" x 11'3")

uPVC double glazed windows to front. Laminate wooden flooring. Storage heater.

KITCHEN 2.94 x 2.53 (9'7" x 8'3")

Laminate flooring. uPVC double glazed windows to front. Range of fitted wall and base units. Work surfaces incorporating single drainer sink unit. Built-in electric hob with electric oven below and extractor hood above. Space for fridge and freezer. Plumbing for washing machine. Plumbing and space for slimline dishwasher. Inset ceiling spot lights.

BEDROOM ONE 3.78 x 3.47 (12'4" x 11'4")

uPVC double glazed window to rear.



BATHROOM

Suite comprising bath with shower above, low level flush WC and pedestal wash hand basin. uPVC obscure double glazed window. Partially tiled walls.

BEDROOM TWO 2.7 x 2.27 (8'10" x 7'5")

uPVC double glazed window to rear.

UTILITY ROOM

OUTSIDE

OWN GARDEN

The property comes with its own private garden.

AGENT'S NOTES

Lease length: 125 years from October 2000.

Service charge: £704.64 per annum (£58.72 pcm)

Ground rent: £10 per annum.

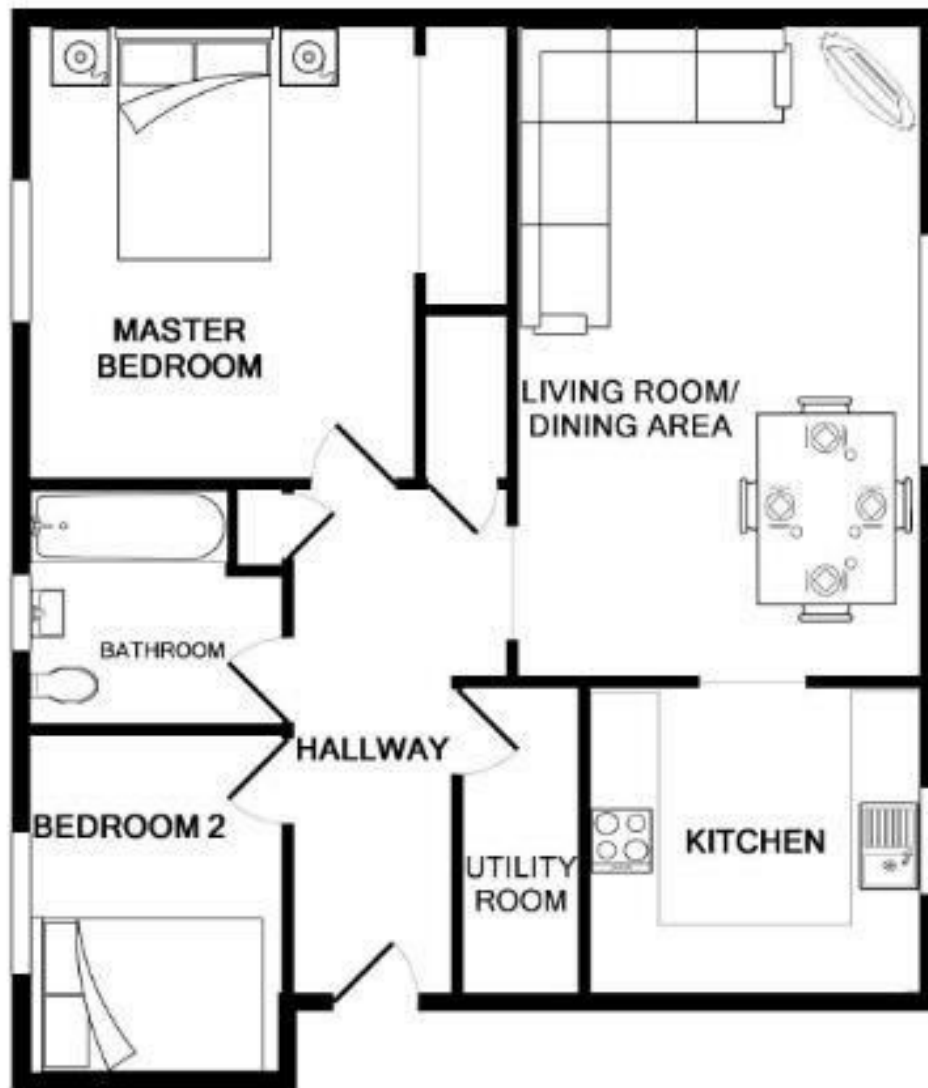
Mains drainage and water. Heating via electric storage heaters.

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



Tenure: Leasehold

Council Tax Band: B

Viewing Arrangements:


Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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