



**Oliver
Minton**
Sales & Lettings

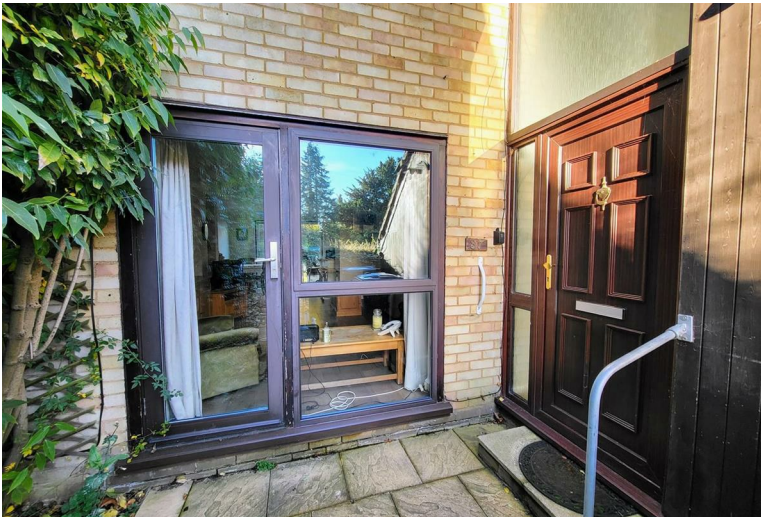
**37 Lower Green,
Tewin**

Herts AL6 0LA

Offers In The Region Of £465,000

Offered CHAIN FREE in a great location adjacent to the village green, is this 3 bedroom house, tucked away just a short walk from Tewin's community shop & cafe, the village primary school, Bowls Club, Memorial Hall and Rose & Crown public house. The house is in need of general refurbishment and features include an enclosed courtyard front garden, entrance lobby, ground floor cloakroom/utility, through lounge/diner with open-plan kitchen to side, 3 first floor bedrooms and upstairs shower/wet room. There is double glazing, a secluded paved rear garden, a single garage en-bloc and additional residents parking to the front. Tewin is in the catchment area for Presdales and Richard Hale schools and quick rail commuting to London is available from nearby Welwyn North and Welwyn Garden City stations.





RECEPTION LOBBY 1.70m x 1.22m (5'7 x 4'0)

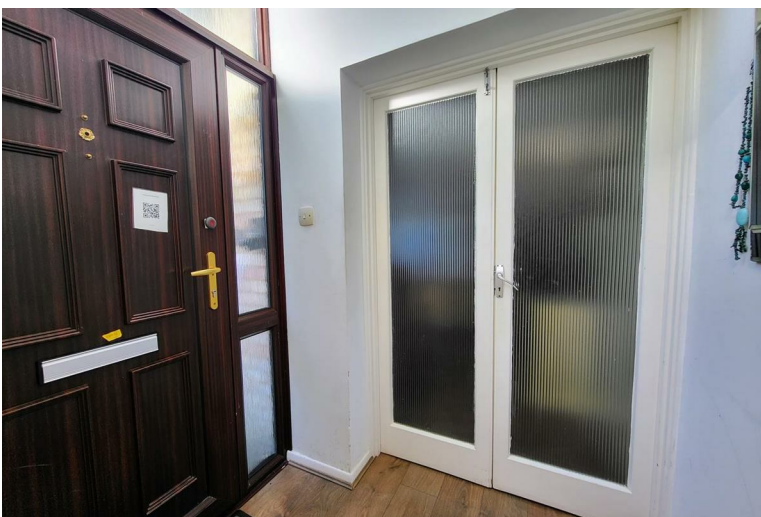
Solid front door. Wood laminate floor. Glazed double doors to Living Room and door to:

CLOAKROOM/UTILITY 2.13m' x 1.65m (7'0' x 5'5)

White suite with WC, wash hand basin, high level double glazed skylight window. Fitted work surface. Plumbing for washing machine and space for tumble dryer. Built-in storage cupboards.

THOUGH LOUNGE / DINER 7.82m x 5.13m reducing to 2.74m in dining area (25'8 x 16'10 reducing to 9'0 in dining area)

Wood laminate flooring with original parquet flooring concealed below. Double glazed window and door to front and double glazed sliding patio doors at rear to garden. Full height obscure double glazed window to side. Staircase to first floor with under stairs storage cupboard. Open-plan at side from dining area to :





KITCHEN 2.79m x 2.49m (9'2 x 8'2)

Double glazed window to rear. Range of fitted wall, base and drawer units with work surfaces incorporating sink unit with mixer tap. Built-in 'Lamona' electric halogen hob with extractor hood above. Built-in 'Lamona' electric double oven. Space for fridge/freezer. Dishwasher. Cupboard housing 'Johnson & Starley' warm air gas fired boiler. Ceramic tiled floor. Part tiled walls.

FIRST FLOOR

LANDING

Door to built-in airing cupboard housing hot water cylinder.



BEDROOM ONE 3.66m + depth wardrobes x 3.30m (12'0 + depth wardrobes x 10'10)

Double glazed window to rear. Two built-in double wardrobes. Wood laminate floor.

BEDROOM TWO 3.20m x 2.62m (10'6 x 8'7)

Double glazed window to front.

BEDROOM THREE 2.44m x 2.26m (8'0 x 7'5)

Double glazed window to front.

SHOWER ROOM 2.01m x 1.70m (6'7 x 5'7)

Wet room style, with shower, WC and wash hand basin. Skylight window. Ceramic tiled floor. Fully tiled walls.



OUTSIDE

Open-plan areas of lawn and pathway to enclosed front courtyard area.

FRONT COURTYARD GARDEN

Enclosed paved area with retaining front wall and wrought iron gate.

REAR GARDEN

A triangular shaped secluded rear garden, mainly paved and enclosed by panelled fencing. Timber garden shed.

GARAGE EN-BLOC

Single garage with up and over door.



AGENTS NOTE

There is a Residents Association which look after the maintenance of the communal areas to the front. A contribution of circa £200 is paid per annum.

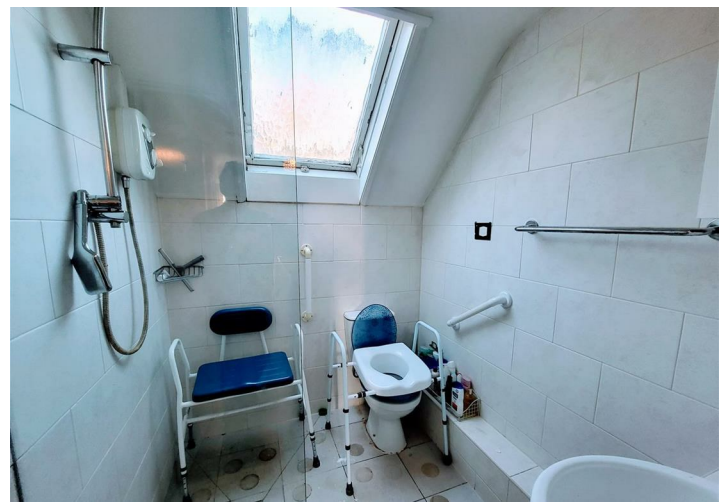
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>

There is all mains services at the property with gas central heating provided via a Johnson & Starley warm air system.

NEARBY VILLAGE AMENITIES



Tewin's community shop & cafe, the village primary school, Bowls Club, Memorial Hall and Rose & Crown public house are all with short walking distance and there are delightful dog walks to be enjoyed in all the surrounding countryside. Tewin Bury Farm, St Peter's Church, the Plume & Feathers public house, The Country Bumpkin tea room and the village tennis and cricket club are also nearby.

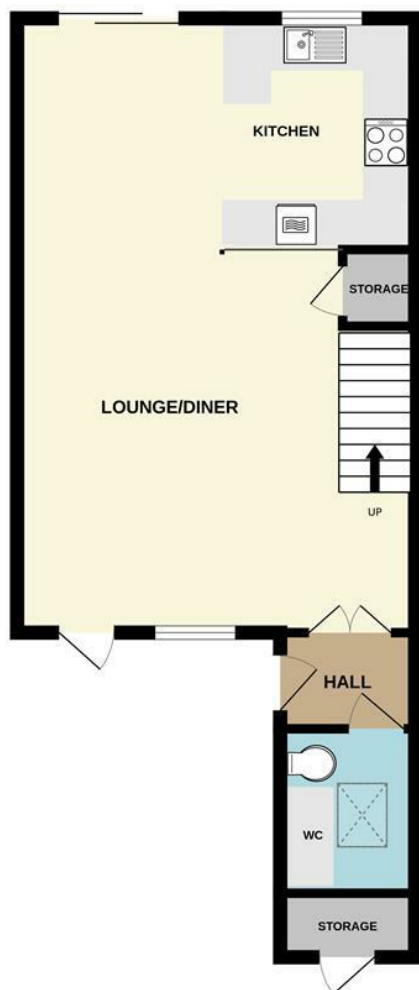




MORTGAGE ADVICE

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
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (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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