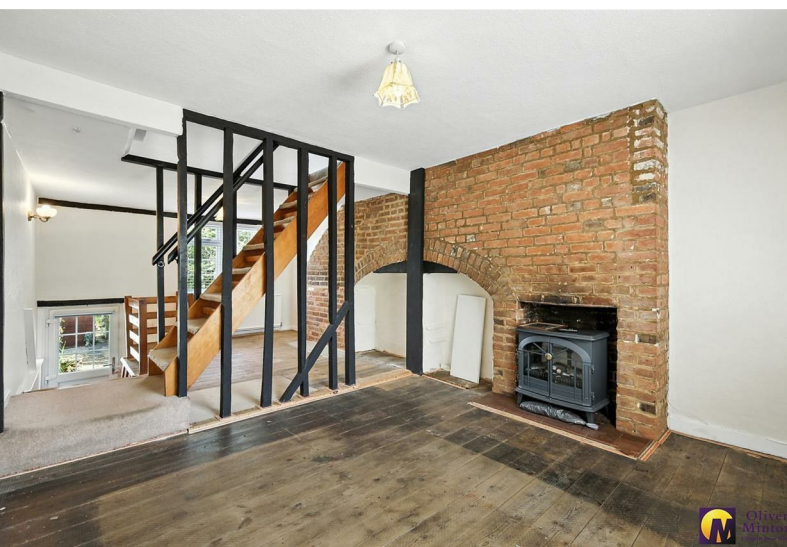




**Oliver
Minton**
Sales & Lettings

**38 Green End,
Braughing**
Herts SG11 2PG
Asking Price £397,500

Oliver Minton Village & Rural Homes are delighted to offer For Sale this delightful CHAIN FREE 3-storey 2 bedroom Grade II Listed cottage, located within Braughing's Conservation Area and featuring 2 sections of garden to the rear, with car port and further parking. The Golden Fleece public house is a short walk away, as are delightful walks and rides in the surrounding countryside, whilst in the centre of the village are the other 2 village pubs, church, picturesque ford, community centre, cricket and tennis clubs and the excellent Jenyns First School & Nursery.





Living Room 6.86m x 3.45m (22'6 x 11'4)

Dual aspect with sash window to front and window to rear. 2 radiators. Open fireplace with electric stove and exposed brickwork. Exposed beams. Staircase to first floor. Stairs down to Lower Ground Floor.

Lounge Area 3.45m x 3.23m (11'4 x 10'7)

Dining Area 3.53m x 3.48m (11'7 x 11'5)

First Floor Landing

Access hatch to loft.

Bedroom One 3.23m x 3.05m (10'7 x 10'0)

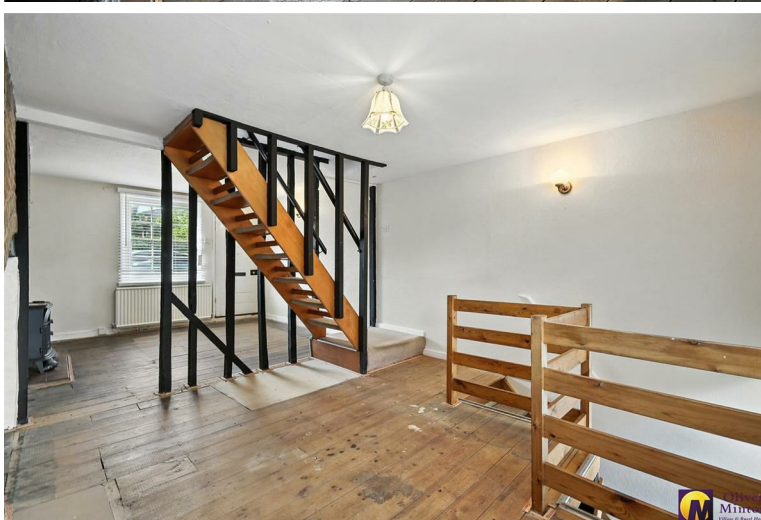
Sash window to front. Radiator. Built-in double wardrobe, hanging rail and cupboard above.

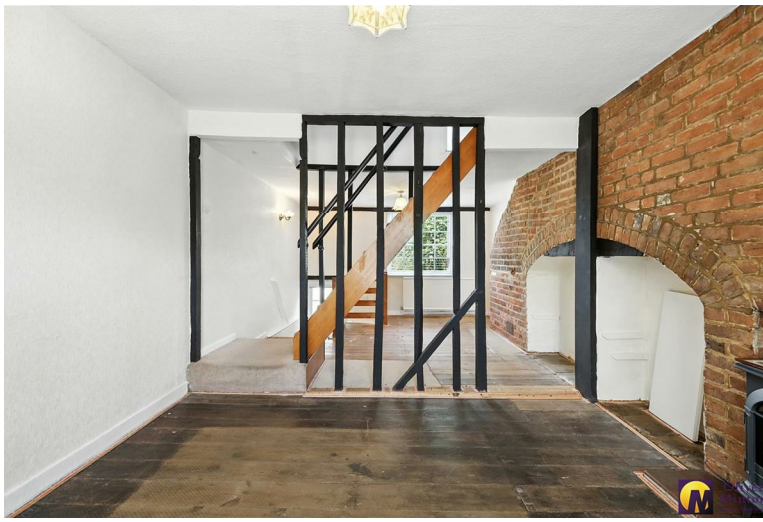
Bedroom Two 2.67m x 2.64m (8'9 x 8'8)

Window to rear. Radiator. Built-in double wardrobe, hanging rail and cupboard above.

Lower Ground Floor

Part glazed door to rear garden.





Kitchen 3.40m x 3.25m (11'2 x 10'8)

Window to rear. Work surfaces incorporating sink unit with cupboard under. Further base unit housing combination gas fired boiler. Free-standing base cupboards with drawers and work surfaces above and wall unit. Space and plumbing for washing machine. Vinyl flooring.

Inner Lobby

Storage cupboard. Door to:

Bathroom 1.85m x 1.63m (6'1 x 5'4)

Comprising bath with shower attachment and glazed shower screen, wash hand basin with cupboard under and WC. Vinyl floor. Heated towel rail. Extractor fan. Part tiled walls.

Outside

Front Garden

Gate and pathway to front door. Shingle area and border flower bed.

Rear Garden

Mainly shingle based area with stepping stones. Patio area. Timber garden shed.

Car Port & Parking

There is parking space for 2 cars alongside each other adjacent to the further garden, beyond the shared turning area.

Further Garden

Mainly laid to lawn with shrub borders. Timber garden shed.

Agents Notes

There is a flying Freehold on the first floor.

Mains services are connected: mains water, sewerage, electricity. Gas fired central heating to radiators.

Broadband speeds can be checked at:
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>





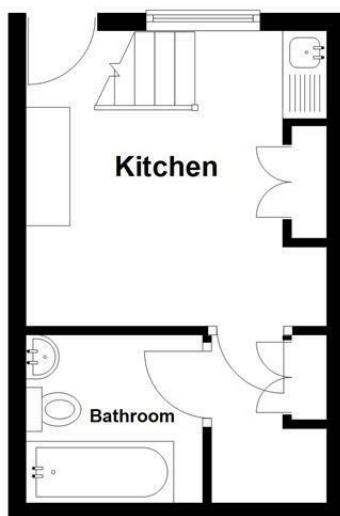


MORTGAGE ADVICE

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

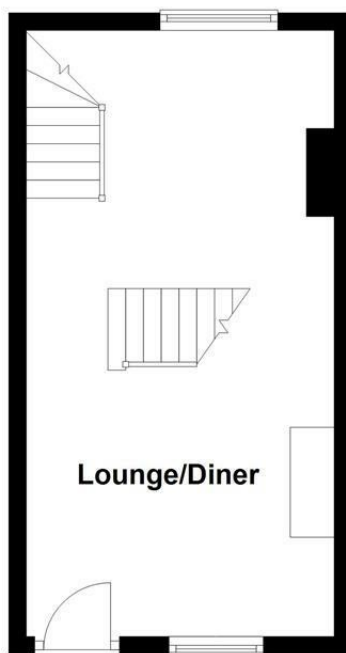
Lower Ground Floor

Approx. 17.6 sq. metres (189.9 sq. feet)



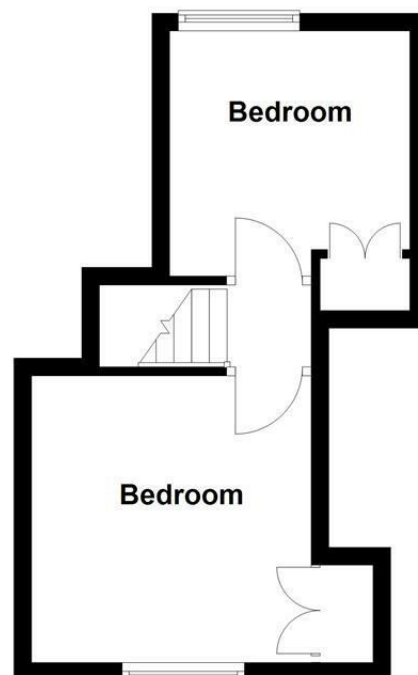
Ground Floor

Approx. 24.1 sq. metres (259.6 sq. feet)



First Floor

Approx. 21.8 sq. metres (235.1 sq. feet)



Total area: approx. 63.6 sq. metres (684.6 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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Plan produced using PlanUp.□

Green End

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

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