HUNTERS®

HERE TO GET *you* THERE



Cambridge Road

Puckeridge, SG11 1SB

Asking Price £235,000

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Council Tax:





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ENTRANCE HALLWAY
Solid door leading into hallway with cupboard housing hot water cylinder.

LIVING ROOM
15'4" x 14'4" (4.67m x 4.37m)
Painted Walls, Carpet Flooring. Double glazed "French Doors" to Patio area at rear. Electric radiator. Opening into:

KITCHEN AREA
11'5" x 5'11" (3.48m x 1.80m)
Vinyl wood effect flooring. Fitted with a range of matching wood effect "Shaker" wall and base units with work surfaces and integrated sink. Integrated electric oven and hob with overhead extractor fan. Space for fridge/freezer and washing machine.

BATHROOM
7'9" x 5'8" (2.36m x 1.73m)
Part Tile and painted walls. Three piece white suite comprising Low level WC. Wash Basin and Panel Bath with Shower Over. Heated towel Radiator;

BEDROOM
15'4" x 9' (4.67m x 2.74m)
Painted Walls, Carpet Flooring. Double glazed window to front aspect;

OUTSIDE
The property benefits from an allocated parking space located close to the front door and there are further visitors spaces.

Communal Garden
To the immediate rear of the flat, forming part of the communal garden but with a private feel, there is a small paved patio area, offering a great place to sit and enjoy the outside.

Agents Note:
We are advised by the Vendor of the following
Ground rent - £250 per annum
Service Charge - £850 per annum
Lease - 106 years remaining.

Mortgage Advice
Through our associated mortgage broker The Finance Family we can offer clear, impartial advice from the whole of the mortgage market.
Our dedicated advisor can help with all types of mortgages & financial services such as;
• First time buyers
• Re-mortgages
• Buy to Let
• Life Assurance & Protection
Please feel free to contact us for further details.
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. The Finance Family are directly authorised and regulated by the Financial Conduct Authority FCA No. 813073

- GROUND FLOOR APARTMENT
- OPEN PLAN LIVING SPACE
- WELL PRESENTED THROUGHOUT
- ALLOCATED PARKING
- LONG LEASE
- GREAT LOCATION
- FRENCH DOORS TO COMMUNAL GARDENS
- WHITE SUITE BATHROOM
- GREAT FIRST TIME BUY
- BUY TO LET YIELD 4.5%









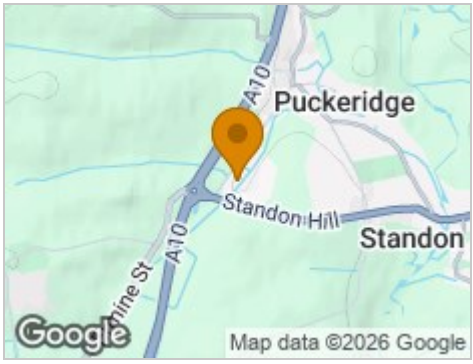
Road Map



Hybrid Map



Terrain Map



Floor Plan

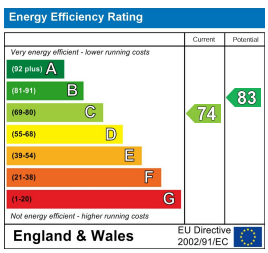


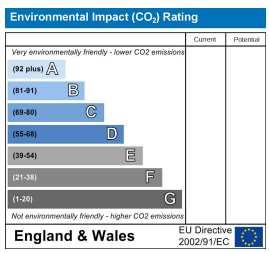
Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our Hunters Stanstead Abbotts Office on 01920 872500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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