



HUNTERS[®]

HERE TO GET *you* THERE

11 High Street, Puckeridge, Ware, SG11 1RN

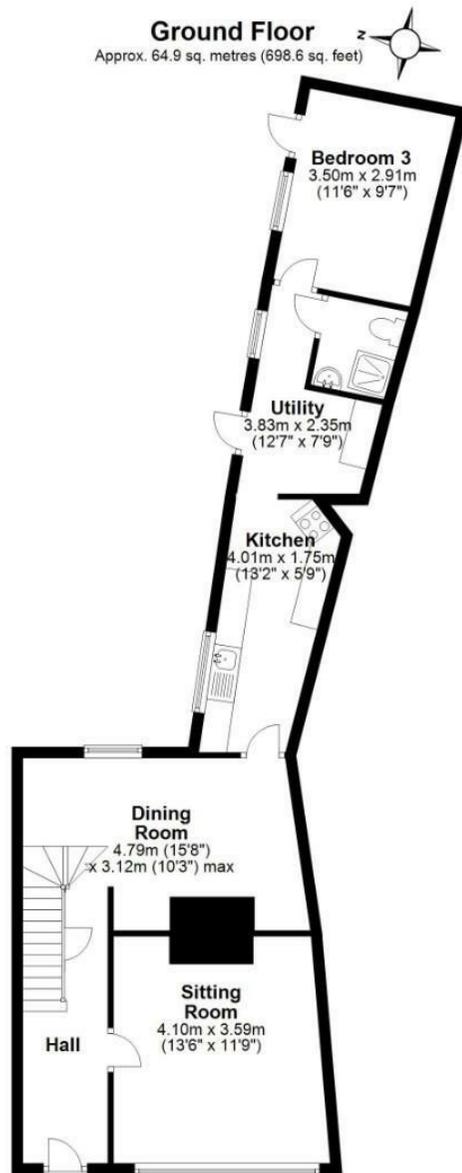
11 High Street, Puckeridge, Ware, SG11 1RN

Asking Price £586,000

We are pleased to offer this detached three bedroom Period Grade II Listed home set in this popular East Hertfordshire Village. The property has plenty of character and charm and benefits from a generous garden.

- CONVENIENT LOCATION
- A BUILDING OF SOME CHARACTER
 - UTILITY
- GENEROUS WALLED GARDEN ABOUT 75FT DEEP
 - KITCHEN
- EASY ACCESS TO A10
- 2 RECEPTION ROOMS
- CLOSE TO AMENITIES
 - HALL
- GROUND FLOOR WET ROOM

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Mullucks

PART OF HUNTERS®



Total area: approx. 102. sq. metres (1107. sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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	

Overview

11 High Street is a detached property occupying a prominent position in the historic High Street in Puckeridge, with excellent amenities nearby including shop, school and public house. The Listing suggests that the building dates from the 18th century, with weather boarding on the ground floor and render on the first floor, the oldest part of the house has a slate roof. It also mentions a shallow 19th century former shop window with six panes times two on the ground floor and a reeded doorcase with corner block. The Listing also suggests that at one point the building was used as a shop. The accommodation is arranged over two floors and includes two reception rooms with an open fireplace, kitchen with base and wall storage cupboards, a utility room, ground floor wet room and ground floor double bedroom with door to the garden. On the first floor, there are two bedrooms, a dressing room and a large bathroom.

Outside, a wide gravelled pathway runs beside the

property and the Deeds suggest that the property has a vehicular right of way over this driveway. The garden is easily maintained with a large area of hardstanding, lawn, useful storage and woodshed.

Joint agent Mullucks Bishops Stortford

Location

Puckeridge lies close to the A10 and A120 and is therefore considered convenient for commuters. There is access via the A10 to London, M25 and the north. The village has a better than average range of facilities including shops, public houses, restaurants and a range of schooling. The market town of Bishops Stortford lies approximately 6 miles to the east and Ware approximately 6 miles to the south.

Directions

The property lies on the western end of the High Street in Puckeridge on the same side of the road as the public house. There is reasonable on street parking.

Services Etc.

Mains gas, water and electricity. Combination boiler about four years ago. Council Tax band E.

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. 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.







