



Elliot Heath
ESTATE AGENTS

18 Lunardi Court, Puckeridge
Guide Price **£380,000**

18 Lunardi Court

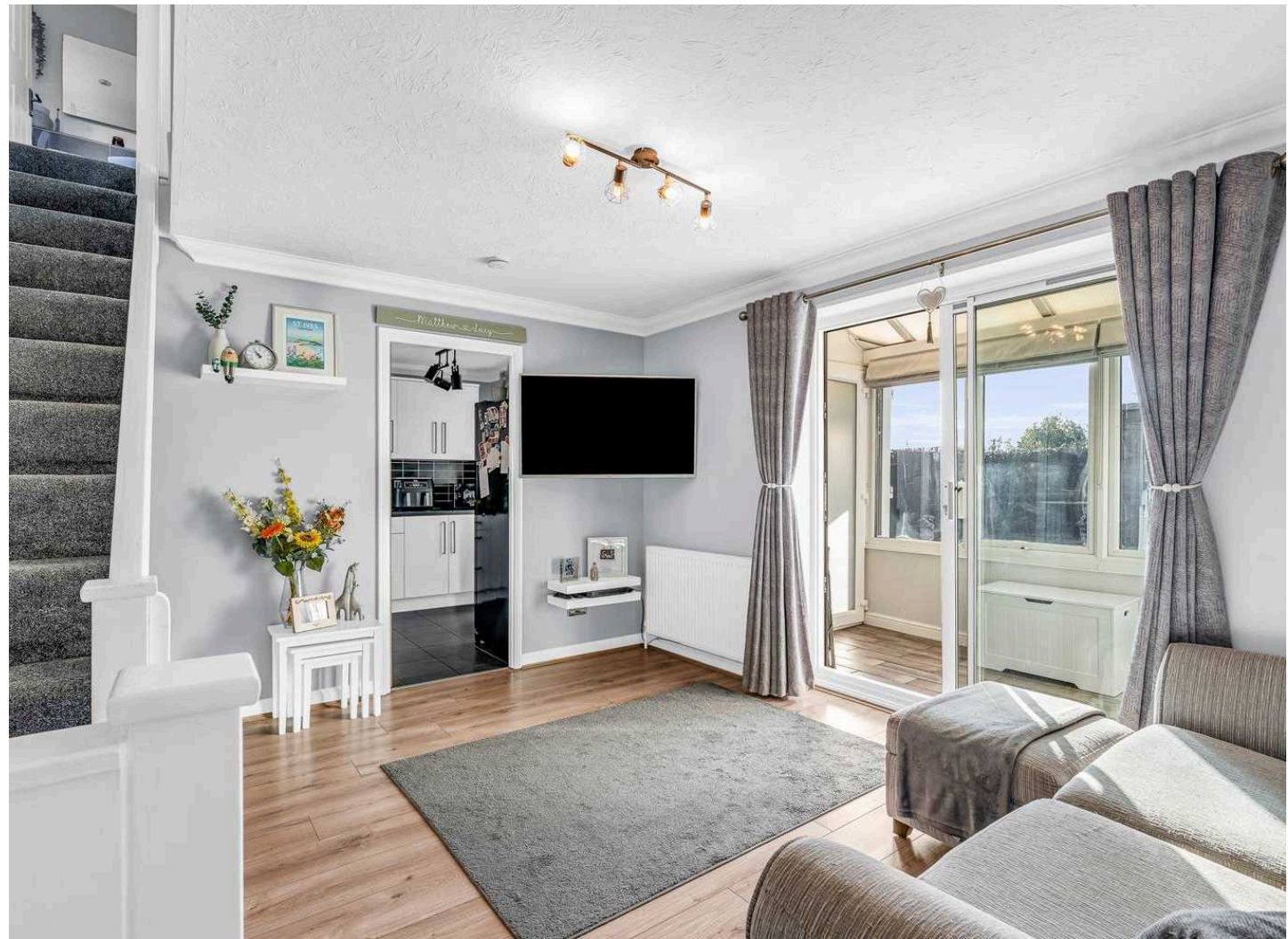
Puckeridge, Ware

Spacious 2-bed home in quiet cul de sac in Puckeridge. Features living room, kitchen, conservatory, garden, parking, home office/gym. Close to village amenities, schools, transport links. Council Tax band: D

Tenure: Freehold

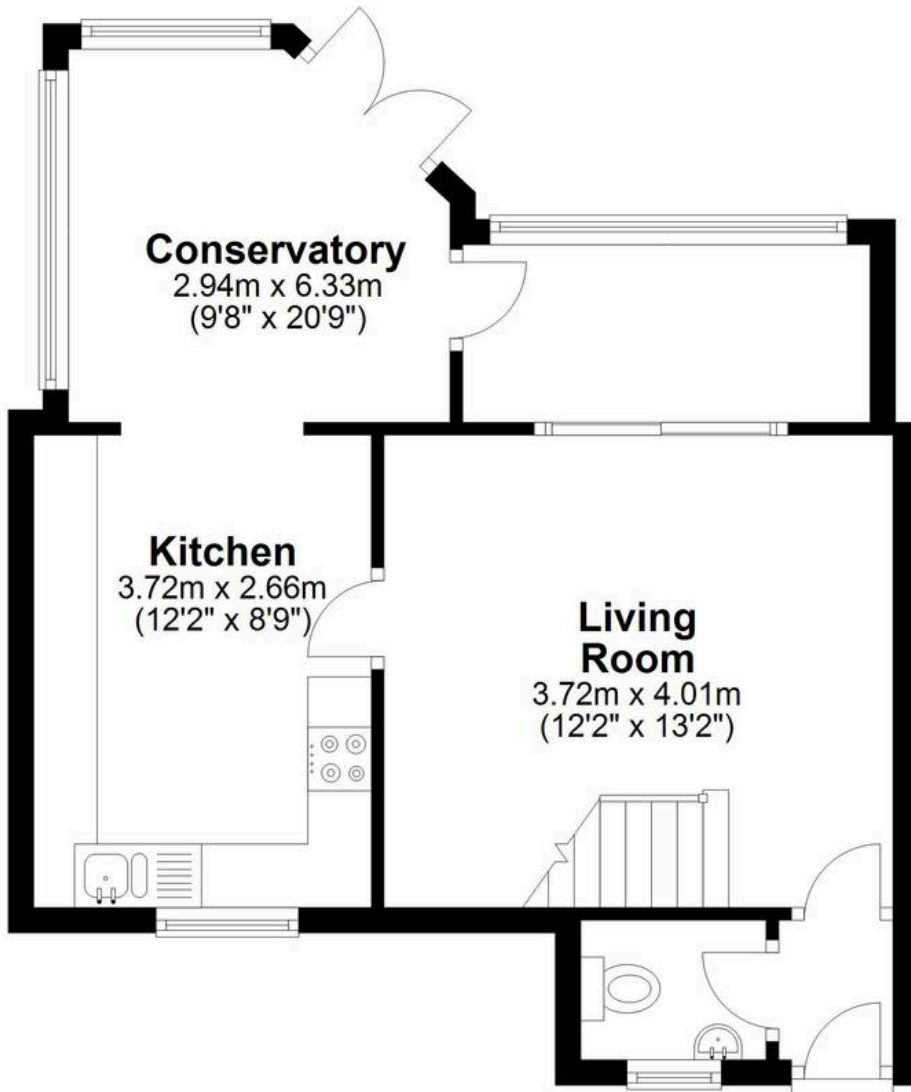
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



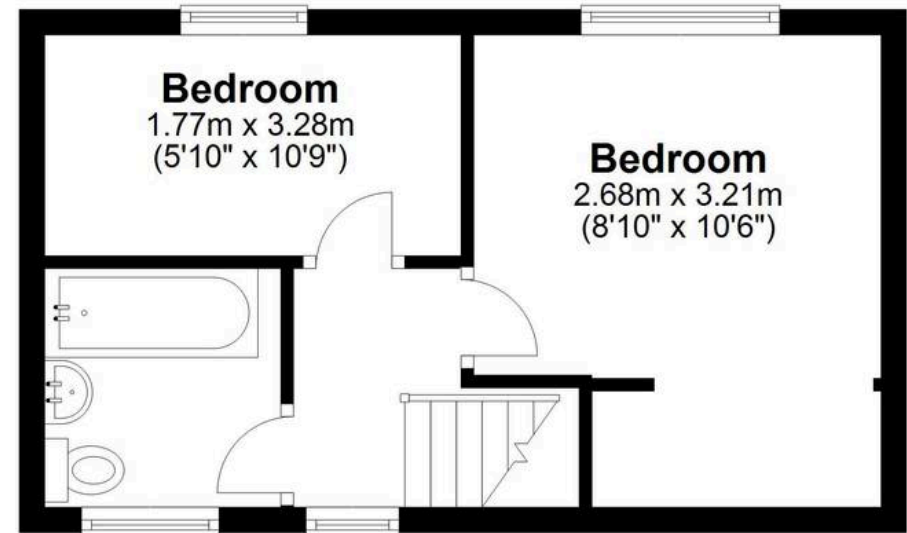
Ground Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



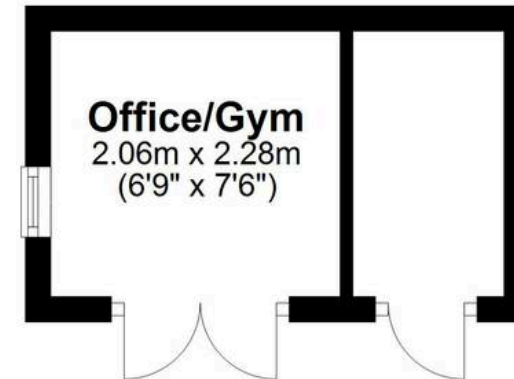
First Floor

Approx. 24.6 sq. metres (264.9 sq. feet)



Outbuilding

Approx. 7.4 sq. metres (79.6 sq. feet)



Total area: approx. 73.4 sq. metres (790.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Lobby

With radiator and doors to:

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising low flush wc, wall hung wash hand basin, tiled splash back areas, tiled flooring, radiator.

Living Room

12' 2" x 13' 2" (3.72m x 4.01m)

With double glazed sliding doors to the conservatory, wood flooring, radiator, stairs rising to first floor landing, built in day bed with drawers below, door to:

Kitchen

12' 2" x 8' 9" (3.72m x 2.66m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with gas hob and extractor over, appliance space, tiled splash back areas, tiled flooring, radiator, open to:

Conservatory

9' 8" x 20' 9" (2.94m x 6.33m)

Of double glazed and brick construction with double doors opening onto the rear garden, tiled flooring, radiator.

First Floor Landing

With double glazed window to front aspect, radiator, doors to:

Bedroom One

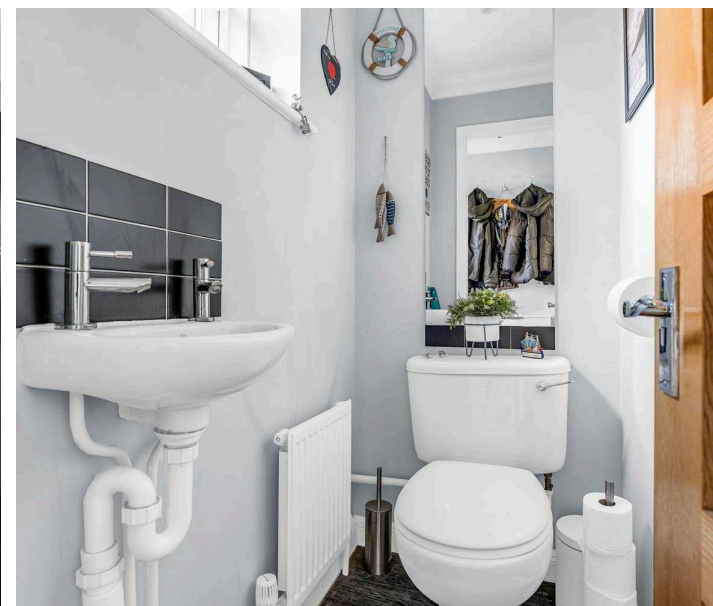
8' 10" x 10' 6" (2.68m x 3.21m)

With double glazed window to rear aspect, radiator, recess with hanging rails and shelving.

Bedroom Two

5' 10" x 10' 9" (1.77m x 3.28m)

With double glazed window to rear aspect, radiator.



Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back area, tiled flooring, heated towel rail.

Office/Gym

6' 9" x 7' 6" (2.06m x 2.28m)

Insulated and of timber construction with glazed doors and window to side aspect, with attached storage shed and power connected.





FRONT GARDEN

With paving, artificial grass and attractive planting, Brick built outside store cupboard.

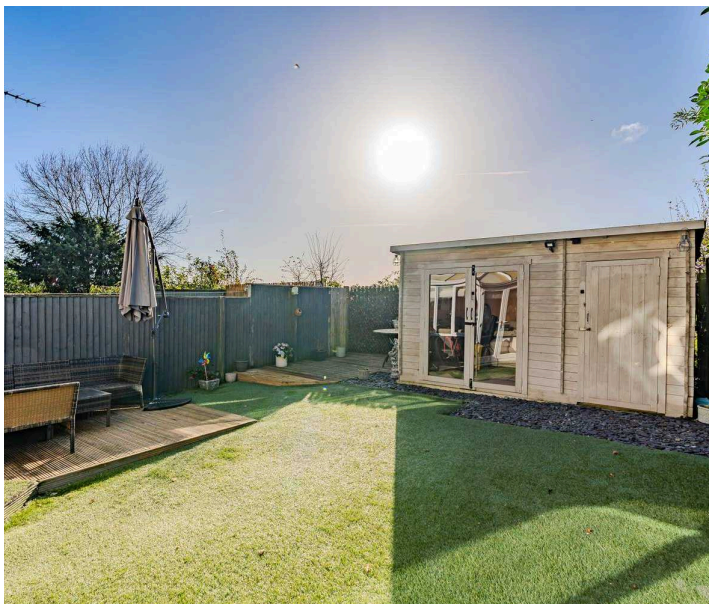
REAR GARDEN

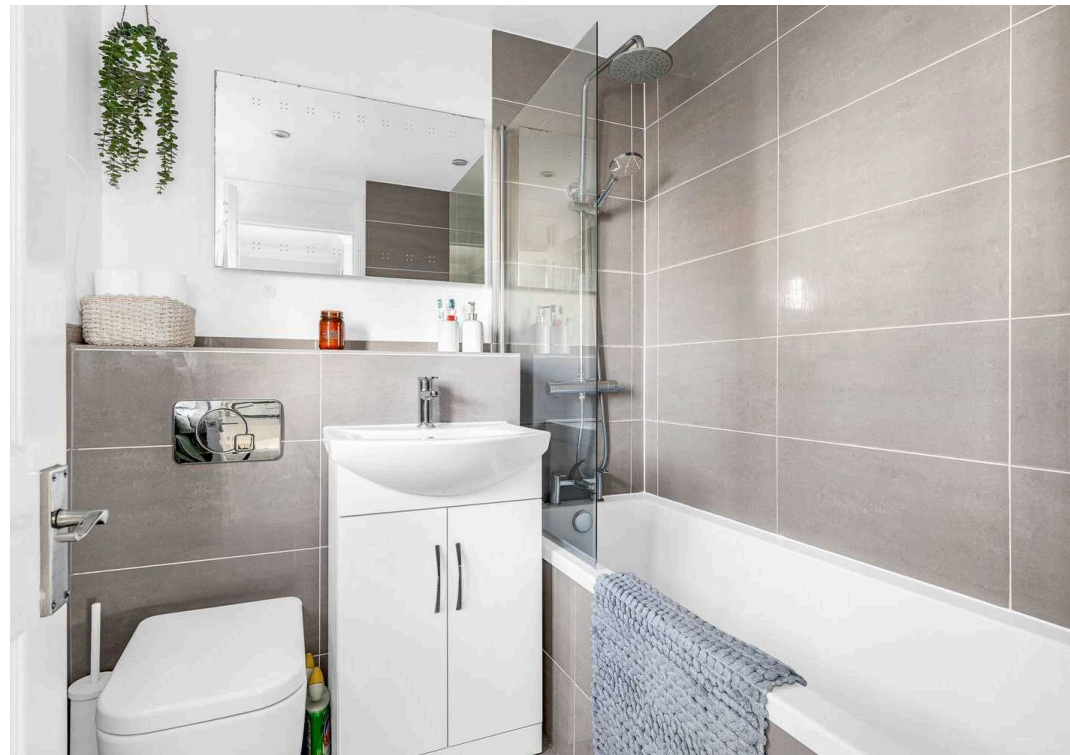
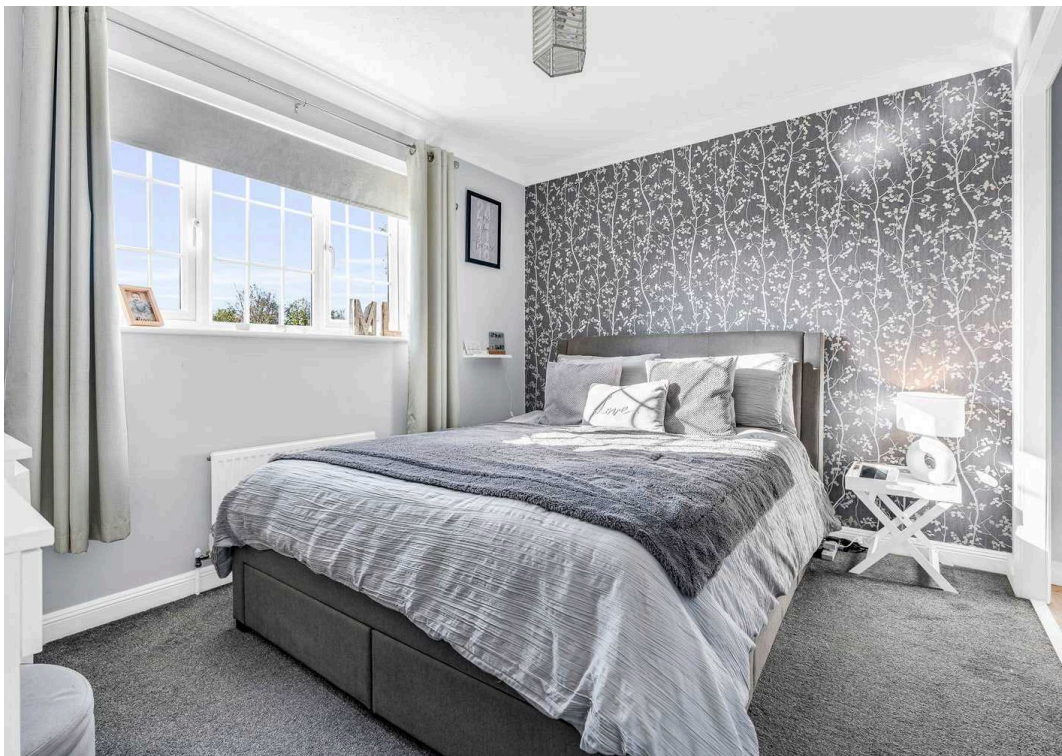
The rear garden is mainly laid with an artificial lawn, decked seating areas and attractive slate area giving access to the office/gym.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk