



**Oliver
Minton**
Sales & Lettings

19 ASHLEIGH PARK, BARWICK
HERTFORDSHIRE SG11 1BH
£118,000 LEASEHOLD

Exclusively for the over 50's a nicely presented detached park home. Situated within a small quiet park of just over 20 homes, in the Hamlet between Much Hadham and Ware. Full 12 month occupancy is permitted, there is allocated parking, gas heating to radiator via 'Calor' gas supply, Upvc double glazing and accommodation comprising entrance hall, lounge, kitchen/diner, double bedroom and shower room. It has a small garden to 3 sides and timber garden shed.





Steps up to double glazed entrance door, opening to:

ENTRANCE HALL Radiator

BEDROOM ONE 11' 07" x 7' 09" (3.53m x 2.36m) Double glazed window. Radiator. Good range of fitted wardrobes.

BATHROOM White suite comprising low level flush WC and pedestal hand basin. Shower cubicle. Double glazed obscure window. Radiator.

KITCHEN/DINER Dual aspect double glazed windows. Range of fitted wall and base units with work surfaces incorporating single drainer unit with mixer tap. Built-in electric oven with gas hob and fitted extractor hood above. Part tiles walls. Plumbing for washing machine. Space for fridge. Wall mounted gas fire with back boiler. Radiator. Space for table.



LIVING ROOM 11' 09" x 11' 08" (3.58m x 3.56m) Dual aspect double glazed windows. Vaulted ceiling. Double glazed outside door with steps down.

OUTSIDE

ALLOCATED PARKING Allocated parking bay

GARDEN AREA & SHED There is a paved pathway and patio area with steps up to front door. Fence and gate gives access to timber garden shed and side and front planted with lawn, mature flower beds with bulbs, roses and shrubs.



MORTGAGE ADVICE

Through our mortgage broker TOM EDWARDS of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION.

Tom is also independent for all protection needs, allowing him to review your life assurance and critical illness policies to ensure you have the best deal!

He can be contacted at our PUCKERIDGE OFFICE on 01920 822999. Please feel free to call him 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

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