



**Oliver
Minton**
Sales & Lettings

**28 Parker Drive,
Buntingford**

Herts, SG9 9GL

Asking Price £432,500

We are delighted to offer this immaculate 3 bedroom semi-detached house well appointed within this modern development on the southern fringes of the town. With uPVC double glazing and gas central heating to radiators, the accommodation comprises hallway, cloakroom/WC, lounge, excellent kitchen/diner, main bedroom with en-suite shower room, 2 further bedrooms and family bathroom. There is an attractive westerly facing rear garden and parking space for 2 cars. Viewing is highly recommended!





ENTRANCE HALL

Front door. Laminate flooring, radiator, understairs storage cupboard, stairs to first floor.

DOWNSTAIRS CLOAKROOM

Comprising low level WC, wash hand basin, tiled floor, radiator, extractor fan, obscure glazed window to front.

LOUNGE 5.08m x 3.48m (16'8" x 11'5")

Double glazed window to rear. Laminate flooring, 2 radiators. Double glazed French doors to rear garden.

EXCELLENT KITCHEN/DINER 5.23m x 2.92m (17'2" x 9'7")

Fitted with a range of wall, base and drawer units with granite work surfaces incorporating sink unit with mixer tap, integrated oven and grill with gas hob and stainless steel extractor hood, integrated washing machine, integrated dishwasher, integrated fridge/freezer, radiator, double glazed window to front.





FIRST FLOOR LANDING

Double glazed window to side, access to part boarded loft, airing cupboard housing hot water cylinder and shelving. Doors to:

BEDROOM ONE 3.96m x 3.28m (13' x 10'9")

Double glazed window to front. Radiator. Door to:

EN-SUITE SHOWER ROOM

Comprising enclosed shower cubicle, pedestal wash hand basin, low level flush WC, ceramic tiled walls and floor, heated towel rail, obscure double glazed window to front.

BEDROOM TWO 3.48m x 2.87m (11'5" x 9'5")

Double glazed window to rear. Radiator.

BEDROOM THREE 3.48 x 2.21 (11'5" x 7'3")

Double glazed window to rear. Radiator.

FAMILY BATHROOM

White three-piece suite comprising bath with mixer tap and wall mounted shower, pedestal wash hand basin, low level flush WC, ceramic tiled walls and floor, heated towel rail, extractor fan.



OUTSIDE

REAR GARDEN

Westerly rear aspect. Paved patio leading to lawn, timber garden shed, side pedestrian access.

PARKING FOR 2 CARS

2 parking spaces to side of property.

AGENTS NOTES

There is an annual Estate Service Charge of £232 per year payable to RMG (Residential Management Group).

All mains services are connected.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>



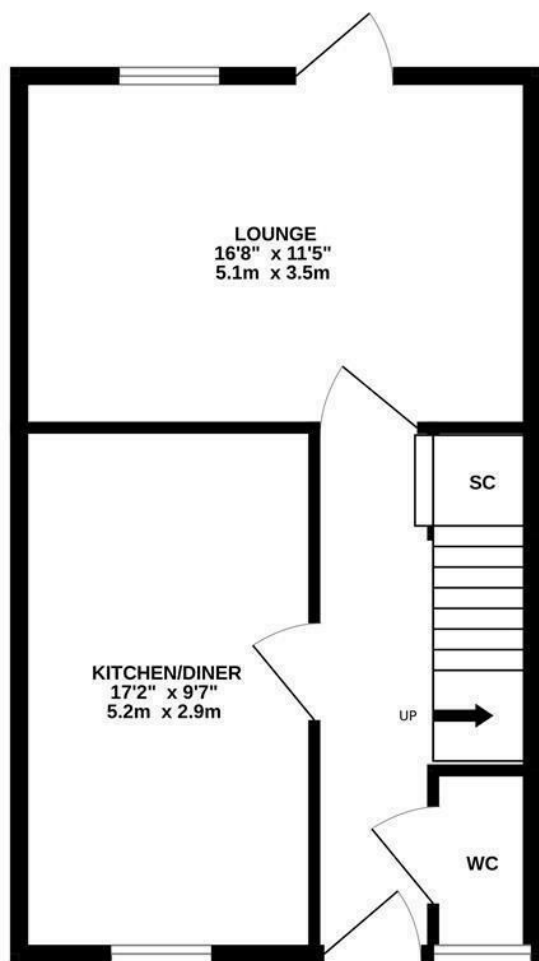




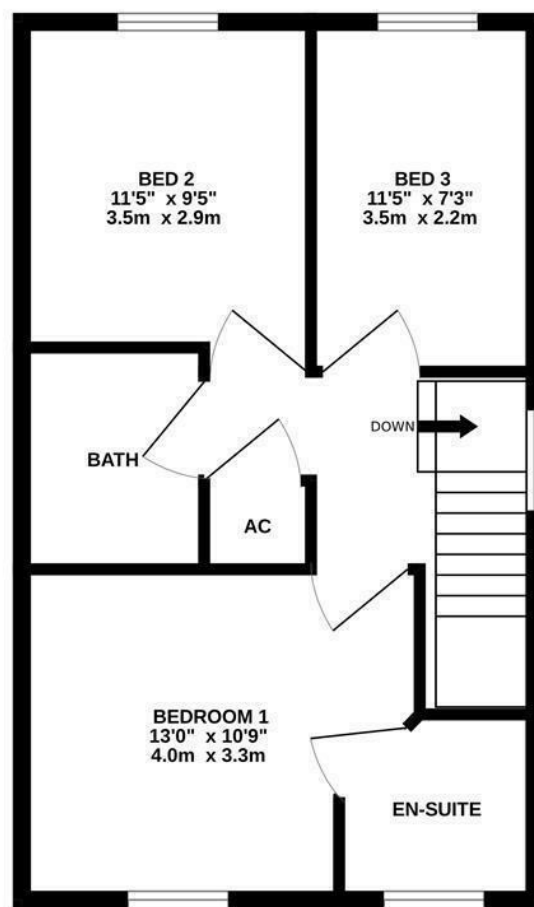
MORTGAGE ADVICE

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

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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 	

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