



7 Parker Drive | Buntingford | SG9 9GL
Asking Price £395,000



CHRIS DELLAR
PROPERTIES

Your estate agent

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Parker Drive | Buntingford | SG9 9GL

Well presented two double bedroom end of terrace house situated in a quiet cul-de-sac on the modern Fairview development, within walking distance of all Buntingford's amenities. The property consists of reception hall, living room/diner, kitchen and downstairs cloakroom/WC on the ground floor, and en-suite to the master bedroom, second bedroom, family bathroom and landing with airing cupboard, on the first floor. The property benefits from gas fired central heating, uPVC double glazing and Amtico flooring to the hallway and living room/diner. Of particular note is the high specification kitchen/diner, which offers granite worksurfaces, Zanussi appliances inc. a five ring gas burner and ceramic floor tiles. The vendor is suited and AN EARLY VIEWING is HIGHLY RECOMMENDED!

Storm Porch

With courtesy light over double glazed front door leading into:

Entrance Hall

Radiator. Amtico flooring. Stairs to first floor landing. Doors off.

Kitchen

uPVC double glazed window to front. Range of cream units incorporating granite work surfaces, drawers, soft close cupboards and one & a half bowl sink unit with mixer tap over. LED under-counter lighting. Zanussi integrated five burner gas hob with stainless steel splashback & cooker hood above, and electric oven/grill below. Integrated Zanussi fridge/freezer, washer/dryer and dishwasher. Cupboard containing Glow Worm gas fired boiler. Ceramic floor tiles. Radiator. Inset ceiling lights.

Living/ Dining Room

16'7 x 12'10 (5.05m x 3.91m)

Upvc double glazed French doors to rear garden. uPVC double glazed window to side with obscured glass. Two radiators. Understairs storage cupboard. Amtico flooring.

Downstairs Cloakroom/WC

uPVC double glazed window to side with obscure glass. Pedestal wash hand basin and low flush WC. Tiling to splashback. Tiled floor. Radiator. Extractor.

First Floor Landing

Airing cupboard. Loft hatch. Doors to bedrooms and bathroom.

Bedroom One

12'10 x 10'10 (3.91m x 3.30m)

Two uPVC double glazed windows to front. Radiator. Door to:

En-Suite Shower Room

5'11 x 5'7 (1.80m x 1.70m)

Shower cubicle, white wash hand basin and low flush WC. Ladder style radiator/towel rail combination. Extractor fan. Ceramic floor & wall tiles.

Bedroom Two

Upvc double glazed window to rear. Radiator.

Family Bathroom

uPVC double glazed window to side with obscured glass. White suite comprising panel enclosed bath, pedestal wash hand basin & low flush WC. Ceramic floor & wall tiles. Ladder style radiator/towel rail. Extractor fan.

EXTERIOR

Front Garden

Fence enclosed, mainly laid to shingle with pathway to front door.

Allocated Parking

Two spaces immediately in front of house.

South Facing Rear Garden

Mainly laid to lawn with patio, timber storage shed, security light, two garden taps and gated side access.

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certificate

Please see EPC graph.





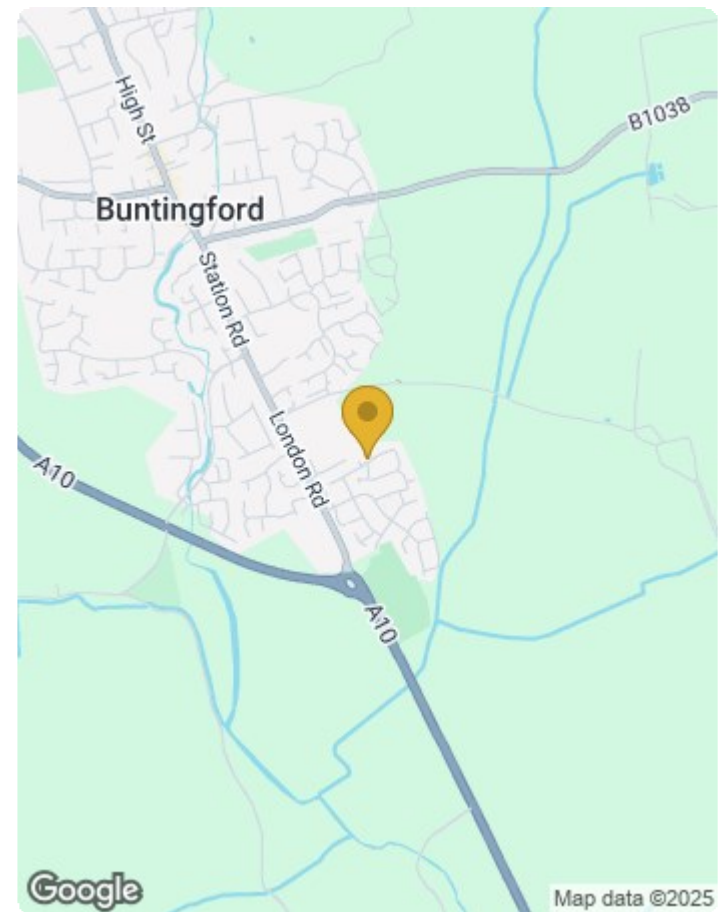
Ground Floor

First Floor



Parker Drive

Approximate Gross Internal Floor Area : 76.40 sq m / 822.36 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(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			
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