



Olvega Drive, Buntingford, Herts

Guide Price **£415,000 Freehold**

Oliver Minton are delighted to offer this well-appointed three-bedroom terraced home situated a short walk from the Buntingford high street. The ground floor has a canopy porch and guest cloakroom/w.c, whilst the living accommodation comprises a spacious living room, leading into a bright and airy kitchen/dining room. To the first floor there are three bedrooms with en-suite facilities to the principal bedroom, and a separate family bathroom. The property also benefits from an enclosed rear garden and garage with off-street parking, plus the addition of solar panels to increase energy efficiency.



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Village & Rural Homes



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Accommodation Front door opening to:

Entrance Hall Tile-effect floor. Radiator. Doors to downstairs cloakroom and living room.

Cloakroom Tile-effect flooring. Low level flush w/c. Pedestal wash hand basin. Extractor fan. Radiator. Consumer unit.

Living Room - 5.38m x 4.62m (17'7" x 15'1") Tile-effect floor. Double-glazed window to front. Radiator. Stairs to first floor.

Kitchen/Dining Room - 4.56m x 2.76m (14'11" x 9'0") Fitted with range of white wall and base level units with wood-effect countertops over. Built-in double oven with 4 ring gas hob and extractor over. Built-in fridge/freezer, dishwasher and washing machine. Tiled splash backs. One and a half sink with chrome mixer tap and drainer. Extractor fan. Radiator. Inset ceiling lights. Understairs storage cupboard. Double-glazed window to rear. Double-glazed doors leading to rear garden.

First Floor Landing Airing cupboard housing hot water cylinder. Access hatch to partially-boarded loft. Radiator. Doors to bedrooms and family bathroom. 'Kingspan' solar controller.

Bedroom One - 4.25m (into fitted wardrobe) x 2.6m (13'11" x 8'6") (Measured into fitted wardrobe). Double-glazed window to front. Radiator. Fitted wardrobes. Door to:

En-suite Shower Room Tile-effect flooring. Generous walk-in shower cubicle. Pedestal wash hand basin. Low level flush w/c. Chrome heated towel rail. Extractor fan. Inset ceiling lights.

Bedroom Two - 3.1m x 2.6m (10'2" x 8'6") Double glazed window to rear. Radiator.

Bathroom Tile effect floor. Double glazed frosted window to rear. Low level flush w/c. Pedestal wash hand basin with chrome tap. Panel bath with shower attachment. Chrome heated towel rail. Extractor fan. Inset ceiling lights.

Bedroom Three - 2.66m x 1.95m (8'8" x 6'4") Double-glazed window to front. Radiator.



Exterior

Rear Garden Fully enclosed by close board fencing, there is a generous paved patio to the immediate rear of the house and outside tap. The remainder is laid to lawn. Rear access gate. The property benefits from solar panels, improving energy efficiency.

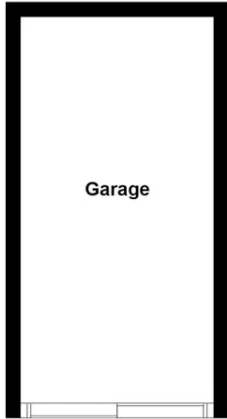
Front Canopy porch. Security lamp. Path to garage and parking.

Garage and Parking The garage is on the far left-hand side, with parking in front.

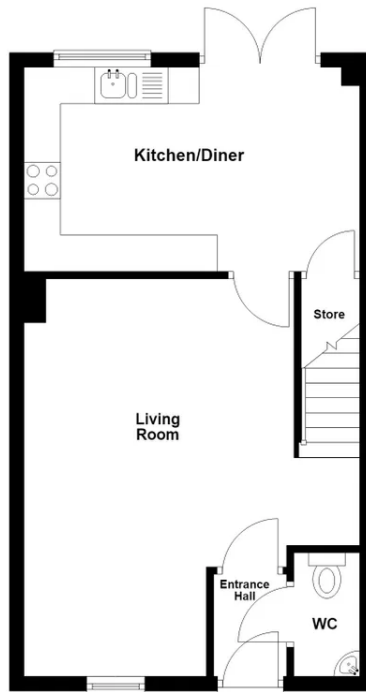
Agents Notes There is an annual development maintenance charge of circa £250 per annum. Mains services are connected: mains water, drainage, electric, gas fired central heating. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.

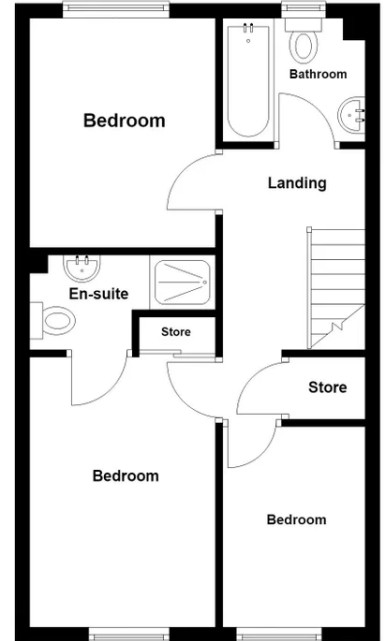
Outbuilding
Approx. 14.0 sq. metres (151.2 sq. feet)



Ground Floor
Approx. 38.4 sq. metres (413.4 sq. feet)



First Floor
Approx. 38.4 sq. metres (413.4 sq. feet)



Total area: approx. 90.8 sq. metres (977.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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Olvega Drive



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(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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