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66 Olvega Drive, Buntingford, Hertfordshire, SG9 9FJ



# 66 Olvega Drive, Buntingford, Hertfordshire, SG9 9FJ

Asking Price £355,000

A spacious and modern two double bedroom end-terrace home, built in 2012 and ideally located in Buntingford with easy access to the A10. The property features a bright lounge/diner, a sleek gloss white kitchen, and a convenient downstairs W/C. The main bedroom benefits from its own en-suite, and the home offers excellent storage throughout.

French doors open onto an south-facing, low-maintenance rear garden, perfect for all day sun. Outside, there is allocated parking for two vehicles. Additional highlights include a new boiler and a solar panel hot water system. The property is offered chain-free for a smooth and swift move.

- Spacious two double bedroom end-terrace home
- Gloss white kitchen with ample storage
- Downstairs W/C
- East-facing, low-maintenance rear garden
- Chain-free
- Bright lounge/diner with French doors
- Main bedroom with en-suite
- Allocated parking for two vehicles
- Easy access to the A10



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

**Entrance Hall**

Wood effect laminate floor. Radiator. Storage cupboard. Door to:

**W/C**

Corner sink with tiled splash back and chrome mixer tap. Mirrored cabinet. Low level flush W/C. Tiled floor. Obscure window side aspect. Radiator.

**Kitchen**

10'0"x 6'2"

Fitted with a range of white hi-gloss wall and base units with roll edge work surfaces, stainless steel single drainer sink unit and mixer tap, integrated dual oven and grill with 4 plate gas hob and stainless steel extractor hood fitted, space and plumbing for washing machine, integrated fridge/freezer, tiled floor, window to front aspect, concealed gas fired boiler.

**Lounge / Dining Room**

19'0"x 17'4"

Wood effect flooring. Two radiators. French doors flanked by windows leading to the south facing garden. Stairs with fitted carpet leading to first floor.

**First Floor****Landing**

Fitted carpet, access to loft

**Bedroom One**

12'8" x 12'4"

Window to rear aspect. Radiator, airing cupboard, fitted carpet, light fitting. Door to:

**Ensuite Shower**

Comprising enclosed shower cubicle. Wash hand basin. low level W/C. Tiled floor. Heated towel rail. Extractor fan.

**Bedroom Two**

12'8" x 8'4"

Fitted carpet, light fitting. Window to front aspect.

**Bathroom**

Panel enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W/C. Tiled splash back. Tiled floor. Heated towel rail. Extractor fan.

**Exterior**

South facing rear garden: paved patio area with artificial lawn and shingle border, two timber sheds.

Front; Laid to lawn with shrub borders, side pedestrian access

**Parking**

Allocated parking to the rear of the property.

**Agents Note**

\*New boiler located in the kitchen

\*Service charge £276 p.a.

\*Solar panels fitted but requires reconnection.









