



£440,000

Olvega Drive, Buntingford

KI



## ***Olvega Drive, Buntingford, SG9 9FJ***

*Keith Ian are very pleased to offer an opportunity to purchase a very nicely presented modern constructed property offering spacious and well planned accommodation throughout. The property comprises 3 Double Bedrooms, Downstairs Wc, Lounge/Dining room with Conservatory style feature, Hi-gloss Kitchen with fitted appliances, En-suite Dressing area & Shower/Wc, Family Bathroom/Wc, uPVC Double glazed, Solar powered hot water system, 2 ALLOCATED PARKING SPACES & GARAGE*







**Entrance door to:**

### **Entrance hall**

*Engineered Oak flooring, radiator, storage cupboard, stairs to first floor.  
Door to:*

### **Downstairs wc**

*Comprising low level wc, pedestal wash hand basin, vinyl floor covering, radiator, extractor fan, electric circuit breakers.*

### **Lounge/dining room**

*24'4" x 13'4"*

*Impressive room with a Conservatory style feature to the far end of the room with windows and french doors to rear garden, fitted carpet, 2 radiators, tv point, storage cupboard.*

### **Kitchen**

*12'10" x 6'3"*

*Fitted with a matching range of Hi-Gloss wall and base units in white 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, integrated dishwasher, integrated washing machine, integrated fridge freezer, vinyl floor covering, radiator, window to front aspect.*

### **Stairs to first floor**

*Fitted carpet. Door to:*

### **Bedroom Two**

*13'4" x 11'5" > 9'10"*

*Dual window to rear aspect, fitted carpet, radiator.*

### **Bedroom Three**

*13'4" x 11'9'5"*

*Dual windows to front aspect, fitted carpet, radiator.*

### **Bathroom wc**

*3 piece suite in white comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, tiled splash backs, vinyl floor covering, heated towel rail, extractor fan.*



### **Stairs to second floor**

*Fitted carpet. Door to:*

### **Bedroom One**

*12'10" < 15'7" x 13'3" > 9'8"*

*Window to front aspect, fitted carpet, 2 radiators, storage cupboard. Opening to:*

### **En-suite dressing area**

*10'6" x 6'4"*

*Fitted carpet, radiator, velux window to rear. Door to:*

### **En-suite shower wc**

*Comprising double shower cubicle with wall mounted mixer shower, pedestal wash hand basin, low level wc, heated towel rail, vinyl floor covering, tiled splash backs, airing cupboard housing hot water cylinder and shelving, velux window to rear.*

### **Exterior**

*Rear garden: Paved patio area leading to lawn with timber shed and rear pedestrian access leading to 2 allocated parking spaces.*

*Front: Small shrub area*

### **Garage**

*Very close by with up & over door, power and light connected.*

### **Agents note**

*Council tax band E £2,486.35 (subject to change)*

*what3words: ///concerned.outlawing.cubs*

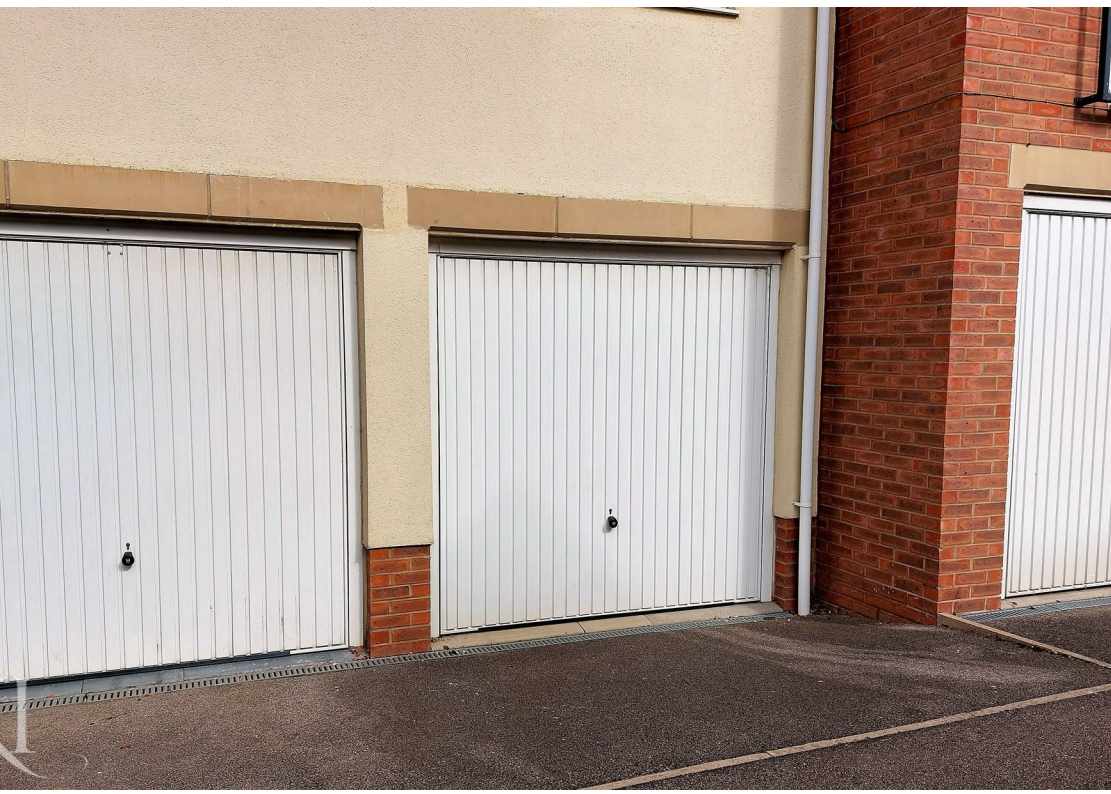
*Service charge for development: £230 per annum*















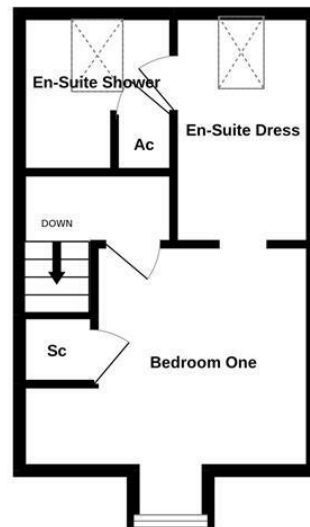
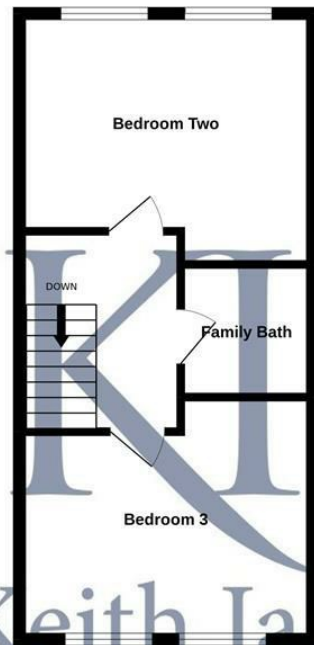
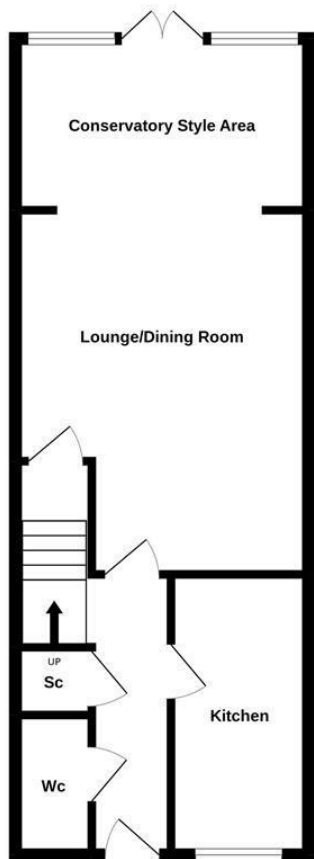
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Ground Floor  
496 sq.ft. (46.1 sq.m.) approx.

1st Floor  
380 sq.ft. (35.3 sq.m.) approx.

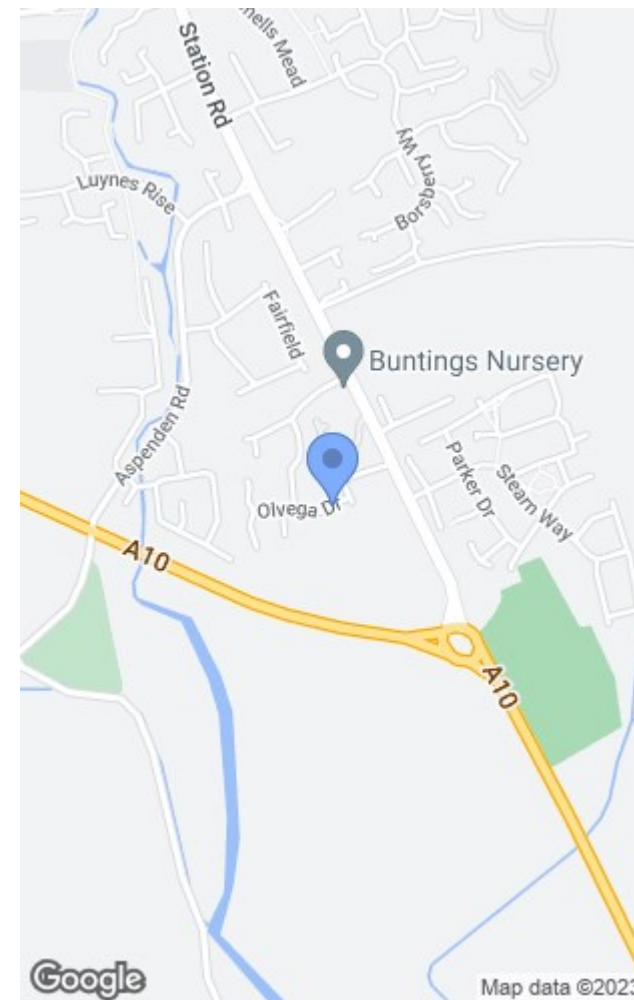
2nd Floor  
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (107.9 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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