

# Jonathan Hunt

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Jonathan

64 Olvega Drive, Buntingford, SG9 9FJ

Asking Price £285,000

## 64 Olvega Drive, Buntingford, SG9 9FJ

Jonathan Hunt are pleased to offer this immaculately presented freehold two-bedroom cluster home, quietly positioned in a cul-de-sac within walking distance of Buntingford's historic town centre and its range of shops, cafés and amenities. The property offers modern, low-maintenance living with an open-plan lounge and kitchen/diner featuring re-styled units and integrated appliances, along with a downstairs cloakroom. Upstairs are two well-proportioned bedrooms and a contemporary shower room. Outside, the private front patio area is ideal for outdoor dining or relaxing, and the home also benefits from allocated parking, gas central heating and UPVC double glazing. A straightforward, well-kept home that makes an ideal first-time purchase or investment



Jonathan  
Hunt  
Estate Agency

**ENTRANCE HALL**

**WC**

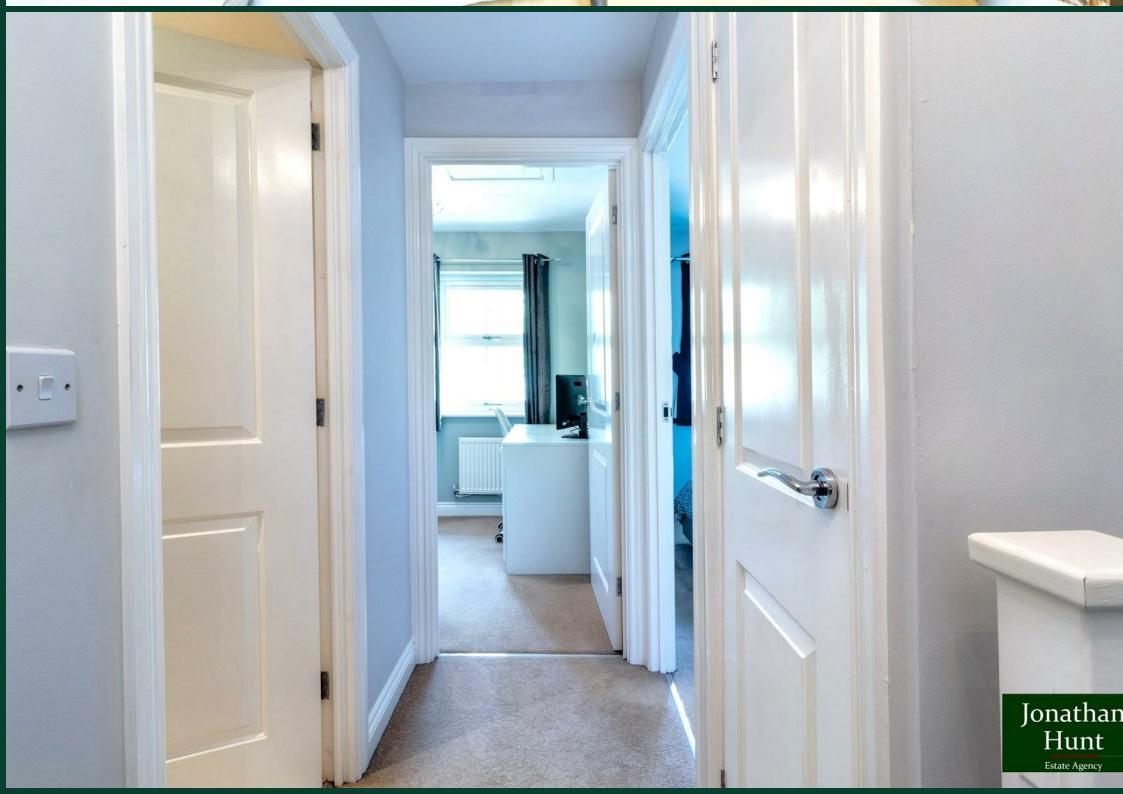
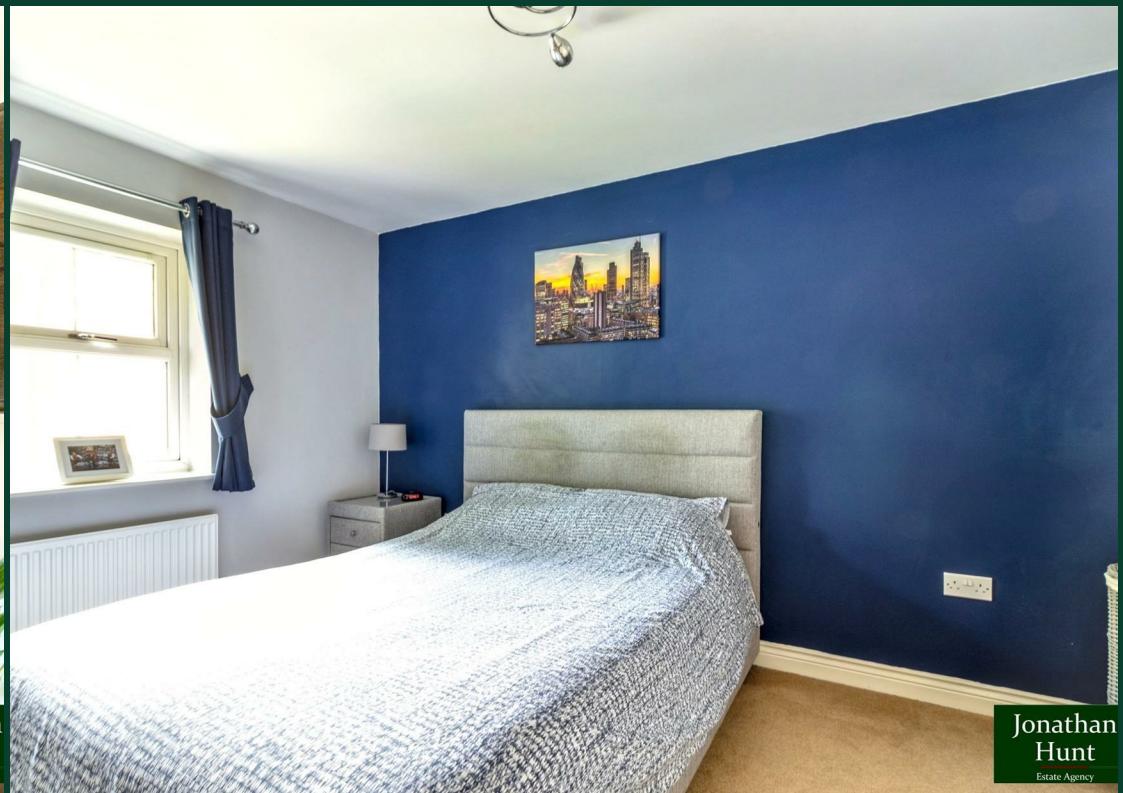
**KITCHEN AREA 10'5" x 6'11" (3.19 x 2.13)**

**LOUNGE/DINING ROOM 16'5" x 9'5" (5.01 x 2.89)**

**PRINCIPAL BEDROOM 13'2" x 8'4" (4.02 x 2.56)**

**BEDROOM TWO 7'9" x 6'7" (2.37 x 2.03)**

**SHOWER ROOM**



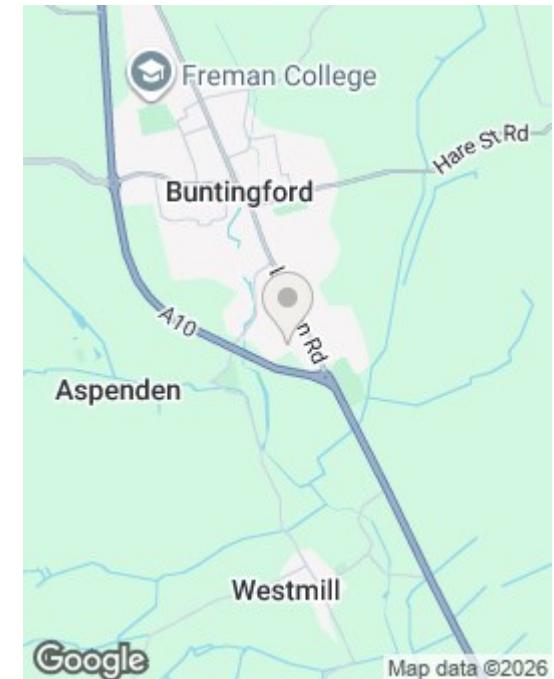




Ground Floor  
Approx 25 sq m / 274 sq ft

First Floor  
Approx 26 sq m / 280 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A	(A)	
(81-91)	B	(B)	
(69-80)	C	(C)	
(55-68)	D	(D)	
(39-54)	E	(E)	
(21-38)	F	(F)	
(11-20)	G	(G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	