



HUNTERS[®]
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91 Parker Drive, Buntingford, SG9 9GL

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Price £395,000

An immaculate, spacious, two double bedroom terraced home on the popular development known as the Village. The property briefly comprises of a entrance hallway with doors leading to a modern fitted kitchen with integrated appliances, cloakroom, an open plan living/dining room with French doors out to the enclosed south facing low maintenance rear garden, the stairs lead up to the first floor with doors to the master bedroom with en- suite and bedroom two and a modern bathroom. Outside to the front there is parking for two cars.

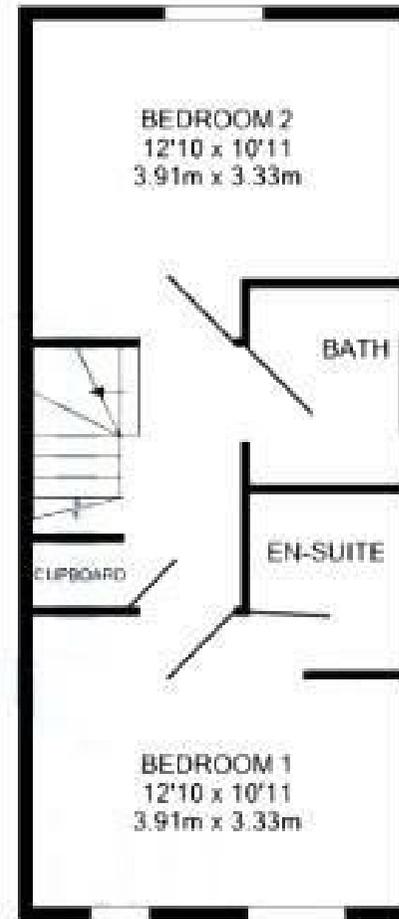
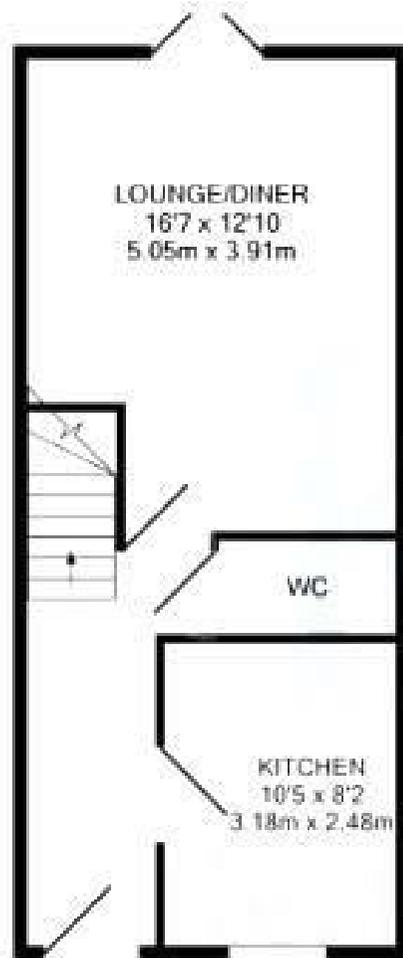
- Immaculate terraced home only 7 years old.
- Parking for two vehicles plus visitors bays.
- Two double bedrooms.
- Downstairs cloakroom.
- South facing low maintenance rear garden.
- Integrated modern kitchen.
- Ensuite shower room to master bedroom.
- Good amount of storage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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GROUND FLOOR
APPROX. FLOOR
AREA 383 SQ. FT.
(35.6 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 383 SQ. FT.
(35.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 767 SQ. FT. (71.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Entrance

Composite partially glazed front door with canopy over.

Entrance Hall

Covered radiator. Wood effect flooring. Stairs to first floor. Doors to:

Kitchen

High specification fully integrated kitchen with granite worktops and metro tiled splashbacks. Tiled floor. Inset ceiling lights. Window to front aspect. Houses boiler.

Cloakroom

White suite comprising of pedestal wash hand basin and low level flush w/c. Extractor fan. Radiator. Tiled floor.

Lounge / Diner

Bright and spacious lounge/diner with wood effect flooring and patio doors leading to the south facing garden. Radiators. Large understairs storage cupboard.

Landing

Galleried landing. Access to loft. Access to airing cupboard housing hot water cylinder.

Bedroom One

Two windows to front aspect. Radiators. Door to ensuite.

En Suite Shower Room

Fully tiled. Shower cubicle. White wash hand basin and low level flush w/c.

Mirrored vanity unit. Extractor fan. Chrome ladder style radiator.

Bedroom Two

Window to rear aspect. Radiator.

Bathroom

Comprising of white three piece suite. Low level flush w/c. Wash hand basin. Panelled bath with shower attachments. Mirrored medicine cabinet. Fully tiled. Extractor fan. Chrome ladder style radiator.

Outside**South Facing Garden**

Low maintenance south facing garden with patio to the property and the far end. Rear gate access. Power point. Outside light.

Parking

First two bays to the right hand side of the property.

Agents Note

Service charge - circa £350 p.a.

