

60 Olvega Drive  
Buntingford, SG9 9FJ  
Guide price £299,995

**ma**  
morgan alexander







## 60 Olvega Drive Buntingford, SG9 9FJ

Beautifully Presented Two-Bedroom Cluster Home in Buntingford

An immaculate two-bedroom cluster home on Olvega Drive, Buntingford, offering contemporary living with practicality—ideal for first-time buyers, downsizers, or investors.

Ground Floor:

Entrance hall with a convenient WC.

Stylish open-plan living room and kitchen with cream gloss and wood units, wood worktops, and integrated appliances (oven, gas hob, fridge freezer, dishwasher, washing machine).

Ample dining space, a bright living area with large windows and wooden shutters, sleek wood-effect flooring, and a Nest heating system.

First Floor:

Carpeted staircase leading to a spacious landing with two generous storage cupboards and a fully boarded loft.

Comfortable double main bedroom with additional storage, carpet, and wooden shutters.





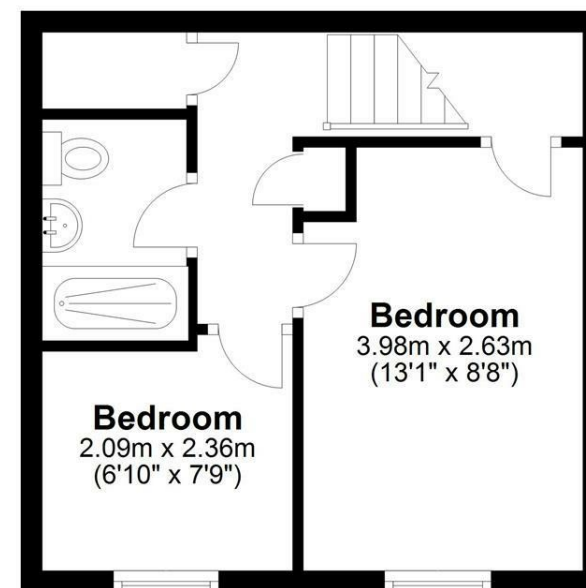
## Ground Floor

Approx. 25.8 sq. metres (277.3 sq. feet)



## First Floor

Approx. 25.8 sq. metres (277.7 sq. feet)



Total area: approx. 51.6 sq. metres (555.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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