



# 16, Thurnall Avenue

Royston,  
Hertfordshire, SG8 9ER  
£1,600 pcm

country  
properties

A three bedroom semi detached house comprising of lounge/diner, kitchen, family bathroom, three bedrooms, rear garden, garage and parking for numerous vehicles. Available mid October. Google maps advise that the train station is 0.9 miles and a 20 minute walk from the property. Council tax Band D. EPC Rating C. Holding Fee £369.23. Deposit £1,846.15.

- Semi Detached
- Three Bedrooms
- EPC Rating C
- Council Tax Band D
- Holding Fee £369.23
- Deposit £1,846.15

### Front Garden

Mainly laid to lawn. driveway with parking for numerous cars. Gas and electric box. Steps rising to front door.

### Entrance Hall

Wooden flooring. Wooden skirting boards. Radiator. Fuse box. Wooden door to small storage cupboard. Wooden door into:

### Lounge/Diner

Carpeted. Wooden skirting boards. Stairs rising to first floor. Two radiators. UPVC double glazed window to front aspect. UPVC double glazed patio doors to rear. Wooden door to under stairs storage cupboard. Heating thermostat.

### Kitchen

9' 11" x 6' 11" (3.02m x 2.11m) Tiled flooring. Wooden skirting boards. UPVC double glazed window to rear aspect. UPVC double glazed obscured door to rear garden. Wall and base units with work surface over. Stainless steel sink and drainer. Built in oven. Built in gas hob with extractor over. Space for washing machine. Space for dishwasher. Space for fridge. Space for freezer. Wall mounted gas boiler.

### Stairs and Landing

Carpeted. Wooden skirting boards. Loft hatch (Not To Be Used). Smoke alarm. Wooden door to storage cupboard. Wooden door to over stairs storage cupboard.

### Bathroom

6' 10" x 6' 01" (2.08m x 1.85m) Tiled flooring. Wooden skirting boards. UPVC double glazed obscured window to rear aspect. WC. Wash hand basin. Bath with shower over. Wall mounted heated towel radiator. Ceiling mounted extractor fan.

### Bedroom One

13' 00" NT x 11' 09" x 9' 09" (3.96m NT x 3.58m x 2.82m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Wooden door to built in wardrobe space.



## Bedroom Two

12' 08" NT x 11' 01" x 8' 07" (3.86m NT x 3.38m x 2.62m)  
Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Wooden door to built in wardrobe space.

## Bedroom Three

6' 10" x 7' 11" (2.08m x 2.41m) Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect.

## Rear Garden

Mainly laid to lawn. Patio area. Steps rising from patio to grass area. Wooden gate to side access/parking. Shrubs and plants. Outside tap. Outside light.

## Garage

Up and over door. Concrete flooring.

## Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears. Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/  
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.  
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.  
Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         | 88                      |
| (69-80) <b>C</b>                            | 74      |                         |
| (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, Scotland & Wales                   |         | EU Directive 2002/91/EC |

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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