



13, London Road

Royston,
Hertfordshire, SG8 9EJ

Freehold - OIEO £395,000

country
properties

This immaculately presented and recently renovated 3/4 bedroom town house offers versatile accommodation for a multitude of prospective buyers. Situated in central Royston it offers easy access to the town centre as all local amenities are within a short walk. The property comprises of a spacious entrance area, hallway, downstairs bathroom, downstairs lounge/fourth bedroom with French doors leading to the rear patio space. On the first floor you will be greeted with an incredible kitchen/diner with lounge space with access to the rear balcony. The second floor includes two double bedrooms, single bedroom and an additional shower room.

- Central location
- Immaculately presented throughout
- Recently renovated
- 2 bathrooms
- 3/4 bedrooms
- Balcony
- Council Tax Band D
- EPC Rating C

Accommodation

Entrance

5' 7" x 11' 9" (1.70m x 3.58m)

Laminate flooring, window to the front aspect, built in storage cupboard housing the boiler, radiator, fitted cupboards.

Hallway

8' 9" x 7' 7" (2.67m x 2.31m)

Tiled flooring, stairs, single radiator, door to shower room.

Shower Room

9' 7" x 5' 6" (2.92m x 1.68m)

Walk in shower, tiled walls and flooring, wash hand basin with mixer tap and vanity unit below, WC, spotlights.

Family Room/Bedroom Four

13' 8" x 14' 5" (4.17m x 4.39m)

Laminate flooring, radiator, under stairs storage cupboard, spotlights, French doors to the rear patio.

First Floor

Kitchen/Diner/Lounge

36' 3" x 14' 7" (11.05m x 4.45m)

Laminate flooring, sliding doors to the rear balcony, windows to the front and rear aspect, stairs leading to second floor, spotlights. Range of wall mounted and base level units with wood effect work surface over, integral gas oven and hob, two radiators, extractor fan.



Second Floor

Landing

10' 0" x 6' 0" (3.05m x 1.83m)

Bedroom One

9' 4" x 14' 7" (2.84m x 4.45m)

Window to the front aspect, spotlights, radiator.

Bedroom Two

13' 6" x 8' 3" (4.11m x 2.51m)

Laminate flooring, spotlights, radiator.

Bedroom Three

10' 1" x 6' 1" (3.07m x 1.85m)

Window to the rear aspect, radiator, spotlights.

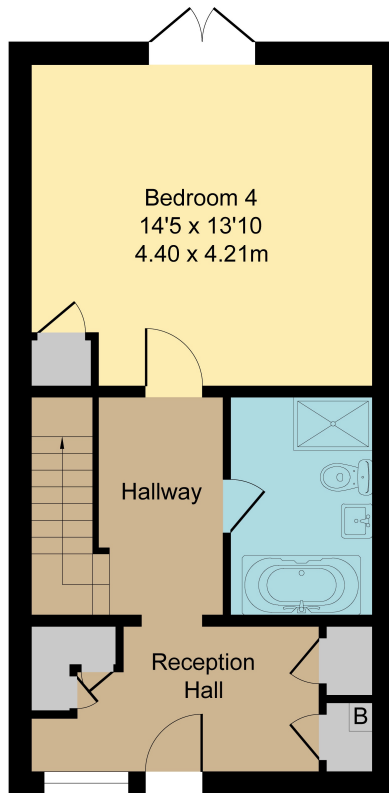
Family Bathroom

6' 4" x 6' 6" (1.93m x 1.98m)

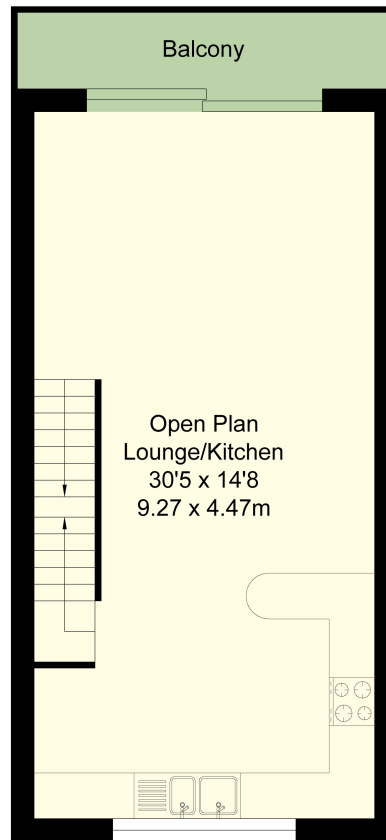
Built in walk in shower, tiled walls and flooring, wash hand basin with vanity unit below, mixer tap, heated towel rail.

13 London Road, Royston

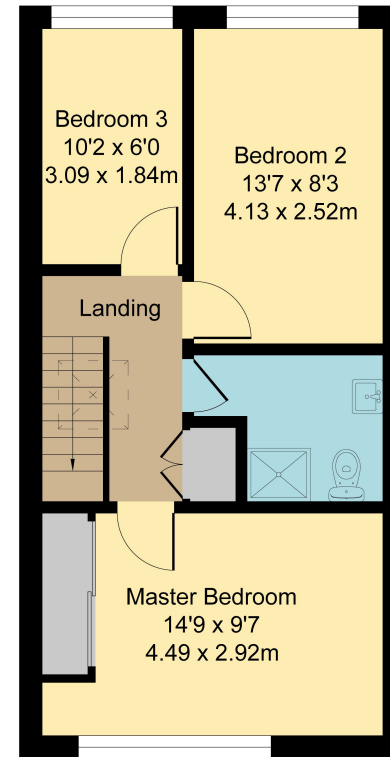
Ground Floor
Area: 41.1 m² ... 443 ft²



First Floor
Area: 41.4 m² ... 446 ft²



Second Floor
Area: 41.7 m² ... 449 ft²



Total Area: 124.2 m² ... 1341 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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