



14, Wordsworth Close

Royston,
Hertfordshire, SG8 5TG
£1,450 pcm

country
properties

Three bedroom mid terrace home comprising of entrance hall, lounge/diner, kitchen, three bedrooms, bathroom, rear garden and garage. As per Google Maps the property is 1.3 miles from Royston Train Station with direct links into London and Cambridge. The property is currently having work done so there are no internal photographs but the property is available for viewing. Available immediately. EPC Rating C. Council Tax Band C. Holding fee £334.62. Deposit £1,673.08. Initial six month agreement.

- Three Bedrooms
- Close To Local Amenities
- EPC Rating C
- Council Tax Band C
- Holding Fee £334.62
- Deposit £1,673.08

Front Garden

Laid to lawn. Pathway leading to front door. Gas meter. Outside light. UPVC double glazed door into:-

Entrance Hall

Carpeted. Wooden skirting boards. Radiator. Stairs rising to first floor. Heating and hot water control panel. wooden door into:-

Lounge/Diner

22' 00" x 12' 05" NT x 7' 05" (6.71m x 3.78m NT x 2.26m)
Carpeted. Wooden skirting boards. Two radiators. UPVC double glazed window to front aspect. UPVC double glazed doors to rear garden. Wooden door to under stairs storage cupboard housing fuse box and electric meter. TV aerial point. Smoke alarm.

Kitchen

7' 09" x 9' 01" (2.36m x 2.77m)
Hard flooring. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. UPVC double glazed door to rear. Wall and base units with work surfaces over. Stainless steel sink. Built in electric oven and hob with extractor over. Space for washing machine. Space for fridge/freezer. Space for slim line dishwasher.

Stairs and Landing

Carpeted. Wooden skirting boards. Smoke alarm. Wooden door to airing cupboard housing gas boiler.

Bathroom

7' 01" x 4' 09" (2.16m x 1.45m)
Tiled flooring. Radiator. UPVC double glazed obscured window to rear aspect. WC. Wash hand basin. Bath with shower attachment.

Bedroom One

9' 07" NT x 8' 04" x 10' 03"(2.92m NT x 2.54m x 3.12m)
Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Mirrored sliding door to built in wardrobe.

Bedroom Two

11' 07" NT x 9' 03" x 8'08"(3.53m x 2.82m x 2.64m)
Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Loft hatch (Not To Be Used).

Bedroom Three

6' 09" x 6' 05" (2.06m x 1.96m)

Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Virgin media box. Telephone socket.

Rear Garden

Mainly laid to lawn. Wooden gate to rear access. Wooden door to garage. Fully enclosed with wooden fencing. Patio area. Outside light.

Garage

Garage can only be accessed by the side personnel door, as the up and over door is not operational. The garage however can still be used for storage.

Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

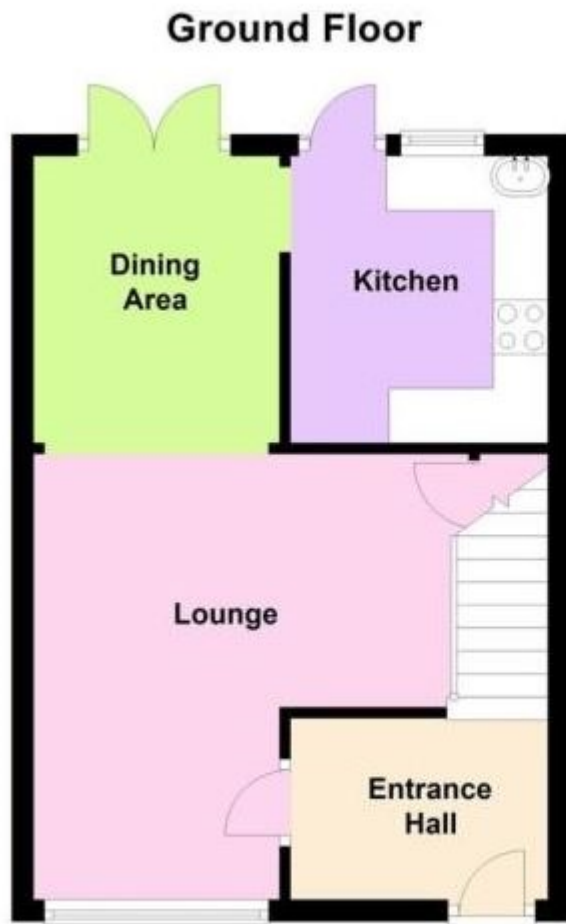
Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears. Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or 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+) A		87
(81-91) B		
(69-80) C		70
(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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