



130 Redwing Rise  
ROYSTON Hertfordshire  
SG8 7XE

Freehold £240,000

Quick Reference: 3476278



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# Positioned In A Quite Cul De Sac This Modern Two Bedroom Semi Detached Residence Has Ample Parking And Enclosed Rear Garden All Presented In Good Order. (EPC: C)

- Semi Detached
- Two Bedrooms
- Kitchen Diner
- Separate Lounge
- Cloakroom
- En-Suite to Master
- Parking To Front
- Enclosed Rear Garden

## Ground Floor

**Entrance** Glazed front door into hallway. Wood effect flooring. Radiator. Stairs to first floor.

**Cloakroom** White suite comprising close coupled W.C. corner wash hand basin. Radiator. Half tiled. Double glazed window to front. Fuseboard. Wood effect flooring.

**Lounge** 14' 3" x 10' 4" (4.34m x 3.15m) Radiator. Double glazed window to front. Coving. Glazed doors into dining room.

**Kitchen/Diner** 13' 10" x 8' 6" (4.22m x 2.59m) Wood effect flooring. Radiator. Base and wall units in beech effect. Work top over. Tiled splash backs. Single oven with gas hob and hood. Washing machine. Tall fridge freezer. Built in storage cupboard under the stairs. Stainless steel sink and drainer. Double glazed window to rear. Double glazed door to side and patio doors to garden.

## First Floor

**Landing** Double glazed window to side. Loft access. Built in airing cupboard.

**Bedroom One** 10' 9" x 10' 8" (3.28m x 3.25m)

Double glazed window to front. Radiator. Two fitted wardrobes. Door to en-suite.

**En-Suite** Wood effect flooring. Vanity wash hand basin. Shaver point. Double glazed frosted window to side. Shower enclosure with wall mounted shower, and tiled splash back area.

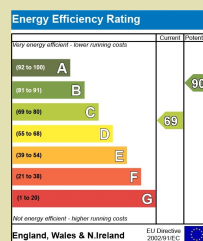
**Bedroom Two** 10' 4" x 7' (3.15m x 2.13m) Double glazed window to rear. Radiator.

**Bathroom** White suite comprising of pedestal wash hand basin. Close coupled W.C. panelled bath and shower mixer. Tiled splash back area. Radiator. Double glazed frosted window to rear. Shaver point.

## External

**Front Garden** Parking area and pathway to front door. Side gate to rear garden.

**Rear Garden** Gravel area. Lawned area. Shale borders. Selection of mature trees and shrubs. Outside water tap. Enclosed by panelled fencing. 40' plus.



Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given us a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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