



82, Green Drift

Royston,
Hertfordshire, SG8 5BT
£2,000 pcm

country
properties

Three/Four bedroom property located on Green Drift over three floors. Benefitting from entrance hall, two reception rooms, dining room, kitchen/diner, family bathroom, three bedrooms, separate toilets, a further four bedroom or study on the top floor, rear garden and front garden with off road parking. Within walking distance of the Town Centre and Train Station. One small pet considered. EPC Rating D. Council Tax Band C. Available early January. Holding fee £461.54. Deposit £2,307.69.

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- 3/4 Semi detached
- Council Tax Band – C
- EPC – D
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Entrance Hall

Laminate flooring. Wooden skirting boards. Radiator. Stairs rising to first floor. Under stairs storage cupboard. Wooden door to storage cupboard housing gas boiler. Fuse box. Electric meter and associated pipework. Wooden door to:

Reception One

11' 05" x 9' 11" (3.48m x 3.02m)
Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front. Fireplace and surround. Telephone socket.

Reception Two

11' 03" x 11' 08" (3.43m x 3.56m)
Laminate flooring. Wooden skirting boards. Radiator. Fireplace and surround. UPVC double glazed obscured window to side. Archway to:

Dining Room

12' 07" x 10' 10" (3.84m x 3.30m)
Laminate flooring. Wooden skirting boards. UPVC double glazed patio doors to rear garden. Wooden door to:

Utility Room

27' 04" x 04' 11" (8.33m x 1.50m)
Vinyl flooring. Wooden skirting boards. Radiator. Wall and base units with work surface over. Stainless steel sink and drainer. Space for washing machine. Space for tumble dryer. UPVC double glazed door and windows to both ends. UPVC double glazed to ceiling with one opening.

Kitchen/Diner

20' 05" x 9' 00" (6.22m x 2.74m)
Kitchen- Tiled flooring. Wooden skirting boards. Radiator. Wall and base units with work surface over. Ceramic sink and drainer. Freestanding electric oven. Extractor over. Space for dishwasher. Space for fridge/freezer.
Diner- Laminate flooring. Wooden skirting boards. Radiator. UPVC double glazed patio door and window to rear garden. UPVC double glazed panels to ceiling. Breakfast bar.

Stairs and Landing

Carpeted. UPVC double glazed window to front. Wooden skirting boards. Handrail, spindles and posts. Wooden door to airing cupboard. Wooden door to:

Bedroom Three

10' 03" x 8' 00" (3.12m x 2.44m)
Carpeted. Wooden skirting boards. UPVC double glazed window to rear. Radiator.



Bedroom One

12' 07" x 10' 10" (3.84m x 3.30m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear. Loft hatch (NOT TO BE USED). Wooden door to built in wardrobe with shelf and hanging rail.

Bathroom

11' 05" x 8' 02" (3.48m x 2.49m)

Laminate flooring. Wooden skirting boards. UPVC double glazed window to side. Low level W.C. Wash hand basin. Bath with shower over. Wall mounted heated towel rail. Fireplace and surround.

Bedroom Two

11' 05" x 10' 00" (3.48m x 3.05m)

Carpeted. Wooden skirting boards. UPVC double glazed window to front. Fireplace with surround.

Toilet

Vinyl flooring. Wooden skirting boards. UPVC double glazed obscured window to front. W.C.

Inner Hallway

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front. Wall mounted wash hand base. Wooden door to second stairs and landing.

Bedroom Four/Study

Carpeted. Wooden skirting boards. Three skylights. Radiator. Wooden skirting boards. Radiator. Wooden door to storage area. Wooden door to eves storage (NOT TO BE USED).

Rear Garden

Patio area. Mainly laid to lawn. Enclosed by wooden fencing. Wooden shed. Outside tap. Mature shrubs and bushes.

Front Garden

Laid to gravel. Parking for 2 cars. Mature trees and plants. Outside lights. Block paved pathway. Step up to front door. Gas meter.

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.

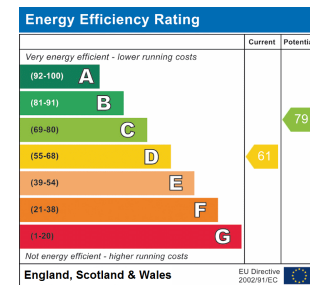
Change of sharer at the tenant's request - £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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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Viewing by appointment only

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