



71, Melbourn Road

Royston,
Hertfordshire, SG8 7DG
£1,800 pcm

country
properties

Country Properties are delighted to offer for rent this four bedroom semi detached property which has just been redecorated throughout. Comprising of entrance hall, dining room, kitchen/diner, basement, conservatory, lounge, cloakroom, four bedrooms, family bathroom, rear garden, off road parking for several cars and a garage. Located within walking distance of the Town Centre and Train Station. Available now. One small pet considered. Council tax band E. EPC rating D.

- Four Bedrooms
- Conservatory
- Garage
- Parking For Several Vehicles
- Council Tax Band E
- EPC Rating - Band D

Front Garden

Block paved driveway with off road parking for several cars.

Entrance Hall

Brand new carpet. Wooden skirting boards. Radiator. UPVC double glazed window front and side aspect. Archway to inner hallway. Wooden doors to:

Dining Room

10' 11" x 9' 10" (3.33m x 3.00m) Brand new carpets. Radiator. Wooden skirting boards. UPVC double glazed window to side aspect.

Kitchen

18' 02" x 10' 0" (5.54m x 3.05m) Vinyl flooring. Wooden skirting boards. Radiator. Wall and base units with work surface over. Ceramic 1 1/2 bowl sink and drainer. Built in oven and grill. Built in hob with extractor over. Built in dish washer. UPVC double glazed window to side and rear aspect. UPVC double glazed obscured door to side. Window to conservatory. Wooden door to basement. Wooden door to conservatory.

Basement

Conservatory

15' 06" x 7' 03" (4.72m x 2.21m) Carpeted. Wooden skirting boards. UPVC double glazed windows and door to rear aspect. Wooden door to lounge. Wooden door to storage space.

Storage Space

7' 08" x 4' 07" (2.34m x 1.40m) Wall mounted gas boiler. Vinyl flooring. UPVC double glazed obscured window to rear aspect. Plumbing for washing machine.

Lounge

21' 04" x 12' 07" (6.50m x 3.84m) Brand new carpets. Wooden skirting boards. Three radiators. UPVC double glazed bay window to front aspect. Fireplace with hearth. Virgin Media box. Telephone socket.

Inner Hallway

Brand new carpet. Wooden skirting boards. Stairs rising to first floor. Heating control thermostat. Smoke alarm. Wooden door to cloakroom.

Cloakroom

5' 08" x 3' 03" (1.73m x 0.99m) Laminate flooring. Wooden skirting boards. Radiator. UPVC double glazed obscured window to front aspect. Low level WC. Wash hand basin.

Stairs and Landing

Brand new carpet. Wooden skirting boards. Steps splitting to different levels. Wooden loft hatch (Not To Be Used). Smoke alarm.



Bedroom Three

9' 11" x 9' 09" (3.02m x 2.97m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Double telephone socket. Virgin Media box. TV aerial socket. Recess area with shelving.

Bathroom

Vinyl flooring. Wooden skirting boards. UPVC double glazed obscured window to side aspect. Low level WC. Wash hand basin with vanity unit. Bath with shower over. Wall mounted heated towel radiator. Loft hatch (Not To Be Used). Built in wall units.

Bedroom Two

9' 11" x 9' 11" (3.02m x 3.02m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Feature fireplace with surround. Free standing wardrobe.

Bedroom One

13' 08" x NT 12' 06" x 10' 11" (4.17m x 3.81m x 3.33M) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Feature fireplace with surround. Built in wardrobe with hanging rail and shelving.

Bedroom Four

8' 05" x 9' 10" (2.57m x 3.00m) Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Loft hatch (Not To Be Used). Built in wardrobe.

Rear Garden

Mainly laid to lawn. Patio area. Wooden gate leading to front. Mature trees and shrubs. Wooden shed. TV Satellite dish. Outside tap. Outside light. Water butt.

Garage

Wooden side door. Up and over door. Concrete flooring. Power and light.

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.

Redman Stewart Ltd T/A Country Properties are members of The Property Ombudsman (TPO) Redress Scheme. Membership number D00609.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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

Viewing by appointment only

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