



35, Stuart Drive
Royston,
Hertfordshire, SG8 5ED
£1,400 pcm

COUNTRY PROPERTIES
PART OF HUNTERS

Three bedroom semi detached property in Royston comprising of a downstairs WC, lounge, dining room, kitchen, three bedrooms, bathroom and a lovely south facing rear garden with off road parking. The property also benefits from a children's play park directly opposite. Available immediately. Google maps advise that the train station is 0.4 miles and a 9 minute walk from the property. One small pet considered.

- Three Bedrooms
- Council Tax Band C
- Available Immediately
- Unfurnished
- EPC Rating C
- South Facing Rear Garden

Front of Property

Mainly laid to lawn. Pathway leading to front door. Gravel driveway, single wooden gate to rear with double gates to an additional parking space.

Entrance Hall

UPVC double glazed front door, laminated flooring, wooden skirting board. Stairs rising to first floor, radiator. Wooden door to storage area x two, smoke alarm.

Cloakroom

5' 01" x 2' 08" (1.55m x 0.81m) Laminated flooring, wooden skirting board, radiator, UPVC obscured window to front aspect, wash hand basin and low level WC.

Lounge

14' 08" x 12' 08" (4.47m x 3.86m) x 12' 02" x 7' 0" (3.71m x 2.13m) Carpeted, wooden skirting board, radiator, UPVC double glazed window to front aspect, wooden door to entrance hall, double wooden doors to dining room.

Dining Room

11' 05" x 9' 03" (3.48m x 2.82m) Carpeted, wooden skirting board, UPVC double glazed window to rear aspect, double wooden doors to storage area with shelves and housing a freezer.

Kitchen

8' 11" x 7' 04" (2.72m x 2.24m) Laminated flooring, wooden skirting board, UPVC double glazed obscured door to rear. Wall and base units with work surface over, sink and drainer, built in gas hob and electric oven with extractor over, freestanding dishwasher, freestanding fridge, radiator, smoke and heat alarm. Wooden door to under stairs storage cupboard housing washing machine, two x wooden doors to storage area.

Stairs and Landing

Carpeted, wooden skirting board, Loft hatch (not to be used), smoke and carbon monoxide alarm, wooden door to airing cupboard with shelving and housing the boiler.

Bathroom

Carpeted. wooden skirting board, UPVC double glazed obscured window to rear aspect, radiator, low level WC, wash hand basin, bath with wall mounted electric shower.



Bedroom Two

12' 0" x 9' 02" (3.66m x 2.79m) Carpeted, wooden skirting board, radiator, UPVC double glazed window rear aspect, double wooden doors to built in wardrobe.

Bedroom One

13' 00" x 9' 09" (3.96m x 2.97m) Carpeted, wooden skirting board, UPVC double glazed window to front aspect, radiator, fitted shelves, double wooden doors to built in wardrobe, fitted furniture consisting of 2 double wardrobes and overhead storage.

Bedroom Three

8' 09" x 7' 05" (2.67m x 2.26m) Carpeted, wooden skirting board, UPVC double glazed window to front aspect, radiator, double wooden doors opening to storage with shelving, built in single wardrobe with storage overhead with drawers below, built in dressing table.

Rear Garden

Pathway from gate into the south facing rear garden, shingled area to the left and additional parking space, with potential vegetable garden behind leading to rear. Mainly laid to lawn to right and pathway to slabbed patio area to the left rear. Brick built out building containing shelves and storage units. Fencing to the left and rear. Established hedges and shrubs to the right, established trees and shrubs throughout.

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

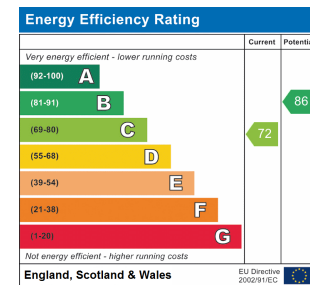
reasonable costs incurred if higher.

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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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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