



33, Siskin Close

ROYSTON,
Hertfordshire, SG8 7XX
Freehold OIEO £325,000

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Country Properties are pleased to offer you a well presented terraced home in Royston. This property offers spacious accommodation throughout with a lounge, open plan kitchen/diner, downstairs WC, two double bedrooms on the first floor, master en-suite and family bathroom. Externally the property offers a fully enclosed garden, single garage and one parking space. A lovely home which must be viewed!

- Modern Terraced House
- 2 Good size bedrooms
- Spacious Lounge
- Kitchen/diner with doors onto garden
- Downstairs WC
- En-suite to Master
- Garage and 1 off street parking space
- Fully enclosed private rear garden

Entrance Hallway

Access to stairs, downstairs WC and lounge. Radiator. Smoke detector. Power socket.

Lounge

14' 1" x 10' 4" (4.29m x 3.15m)
Double glazed window to front aspect. Radiator. Large array of plug sockets. TV point. Two single glazed double doors leading to kitchen/diner. Access under the stairs with plug sockets currently for a larder. Thermostat.

Kitchen/Diner

13' 9" x 8' 6" (4.19m x 2.59m)
Space for dining table. Radiator. Plug sockets. Space and plumbing at back of kitchen island for washing machine. Double glazed double doors looking out to the rear garden. Double glazed window to the rear. Space for tall free standing fridge/freezer. Oven with gas hob above and cooker hood. Tiled splash back. Space and plumbing for a dishwasher. Roll edge worktop, wall, base and display units. Stainless steel sink and drainer. Plug sockets. Boiler.



Downstairs WC

Obscure small double glazed window to front aspect. Fuse box. Partially tiled. Low level WC. Wash hand basin with pedestal. Radiator.

First Floor

Hallway

Access to loft with light. Airing cupboard. New water tank. Access to:

Master Bedroom

11' 0" x 10' 7" (3.35m x 3.23m)
Fitted wardrobes. Two dual aspect double glazed windows to front aspect. Plug sockets. Radiator. Access to:

En-suite

Shower. Partially tiled walls. Extractor fan. Radiator. Wash hand basin with vanity below.

Bedroom 2

10' 4" x 7' 1" (3.15m x 2.16m)
Good sized single. Radiator. Plug sockets. Double glazed window to rear overlooking the garden.

Family Bathroom

Bath and shower. Partially tiled walls. Low level WC. Wash hand basin with pedestal. Radiator. Extractor fan. Obscured double glazed window to rear.

External

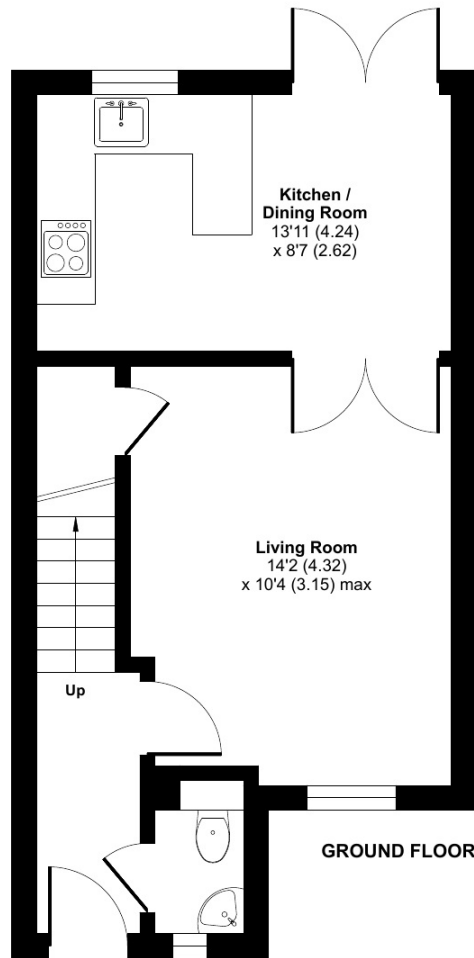
Garden

Fully enclosed with fence. Walkway to garages at the rear. Mainly laid to lawn. Small patio area.

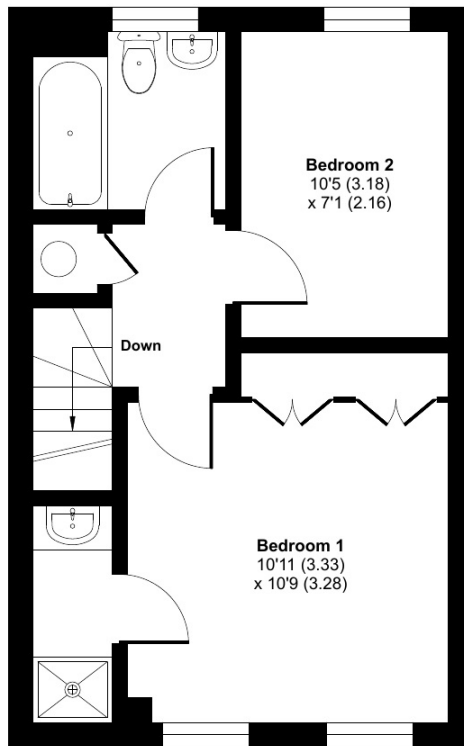
Garage

Single garage. Third along, right hand side. Up and over door. Power and lighting inside. Apex roof storage. Parking space first along to the left.





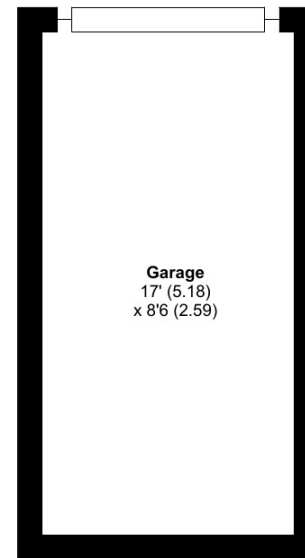
GROUND FLOOR



FIRST FLOOR

Approximate Area = 689 sq ft / 64 sq m
Garage = 145 sq ft / 13.4 sq m
Total = 834 sq ft / 77.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	76	
(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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1063143



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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