



NORTH CLOSE, ROYSTON

 5  2  1 EPC C

A recently re-furbished 5 bedroom mid terrace home in the popular town of Royston. Comprising entrance hall, lounge, kitchen/dining room, conservatory, cloakroom, ground floor bedroom and en-suite shower room, 4 additional bedrooms and family bathroom. Unfurnished and available January.

£1400

- Five Bedroom Home
- Re-Furbished Throughout
- Detached Office
- Kitchen/Dining Room
- New Boiler
- En-Suite To 5th Bedroom
- Conservatory
- Driveway Parking
- Unfurnished



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Located in walking distance to the mainline train station, the property has undergone extensive renovation and the detached garage is currently being partially converted into an office. Benefitting from new carpets, new boiler and a new range oven. Unfurnished and available January.

GROUND FLOOR

ENTRANCE HALL Entrance door to front, radiator, staircase to first floor, wooden flooring, doors to kitchen and lounge.

CLOAKROOM Double glazed window to front, fitted two piece suite comprising of a low level w.c and wall mounted wash hand basin, tiled flooring.

LOUNGE 17' 0" x 10' 9" (5.18m x 3.28m) Double glazed window to front, double glazed patio doors to conservatory, radiator, electric fireplace, carpet, curtains.

INNER LOBBY Separate double glazed entrance door, double glazed back door. Utility area with a fitted range of wall and base units with worksurfaces over, space for washing machine, door to bedroom 5.

CONSERVATORY 11' 11" x 1' (3.63m x 0.3m) Perspex rook with blinds, radiator, laminate flooring, double glazed patio doors to rear garden.

KITCHEN/DINING ROOM 16' 10" x 10' 11" (5.13m x 3.33m) Double glazed window to rear, radiator, fitted range of wall and base units with worksurfaces over housing a stainless steel one and a half bowl sink and drainer unit with mixer tap over, new electric range cooker with double oven and separate grill, cooker extractor hood over, space for washing machine, tiled splash backs, blinds, tiled flooring, door to inner lobby.

BEDROOM 5 11' 8" x 11' 5" (3.56m x 3.48m) Double glazed windows to side and rear, electric heater, carpet, curtain poles, door to shower room.

SHOWER ROOM Double glazed window to rear, towel heater, fitted three piece suite comprising of a large shower cubicle electric shower, wall mounted corner wash hand basin, and low level w.c, extractor fan, vinyl flooring.

FIRST FLOOR

LANDING Double glazed window to front, rooflight, airing cupboard, loft access hatch to boarded and carpeted loft with a pull down ladder, carpet.

BEDROOM 1 10' 7" x 12' 9" (3.23m x 3.89m) Double glazed window to rear, radiator, fitted wardrobes, carpet.

BEDROOM 2 11' x 10' (3.35m x 3.05m) Double glazed window to rear, radiator, carpet, built in wardrobe.

BEDROOM 3 10' 11" x 6' 9" (3.33m x 2.06m) Double glazed window to rear, radiator, built in cupboard, carpet.

BEDROOM 4 10' 8" x 6' 10" (3.25m x 2.08m) Double glazed window to front, radiator, built in cupboard, carpet.

BATHROOM Double glazed window to front, towel heater, fitted three piece suite comprising of a 'P' shaped bath with glass screen and mains fed bar mixer shower over, pedestal wash hand basin and low level w.c, fully tiled walls, vinyl flooring.

OUTSIDE

FRONT GARDEN Gravelled driveway providing off street parking for 3 vehicles.

REAR GARDEN Enclosed rear garden part laid to lawn, patio area, rear access gate, brick built office and storage shed, outside tap.

The Letting Agency Royston

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