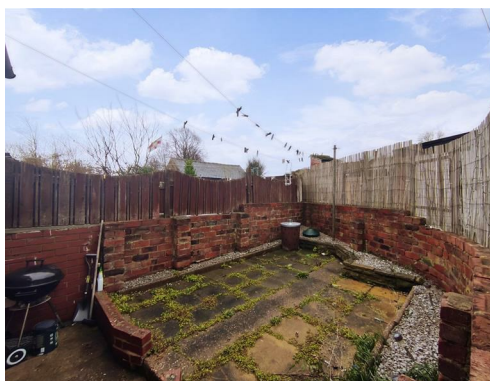


22 Church Street,
Royston S71 4QU

PCM
£700 PCM



THIS ATTRACTIVE TWO DOUBLE BEDROOM END TERRACE PROPERTY BENEFITS FROM NEUTRAL DECOR, TWO RECEPTION ROOMS, A REAR GARDEN, GARAGE AND A CENTRAL VILLAGE LOCATION.

AVAILABLE FROM THE START OF FEBRUARY, UNFURNISHED, NO PETS, NO SMOKERS, BOND £805, COUNCIL TAX BAND A, ENERGY RATING - C

PAISLEY
PROPERTIES

LOUNGE 12'0" x 11'8" max into recess



You enter the property through a glazed Upvc door with double glazed panel above into this well presented neutrally decorated lounge. There is a uPVC double glazed window looking out onto the front patio which, in addition to the double glazed panel above the door, brings in natural light. The focal point is the fireplace with marble base and back and decorative surround. The room benefits carpet flooring, a wall mounted radiator, wall lights in the recesses, coving to the ceiling and pendant ceiling light. A doorway leads to the inner lobby.

INNER LOBBY

Separating the lounge from the dining room, this area has carpet flooring, a wall mounted radiator and stairs leading the first floor. A doorway leads to the dining room.

DINING ROOM 12'0" x 11'8" max into recess



Superb additional room with many potential uses. Situated between the lounge and the kitchen, the focal point is the decorative fire place with stone surround with a double glazed window to the side bathing the room with natural light. There is carpet flooring, a wall mounted radiator and coving to the ceiling. An internal door leads to the cellar with steps leads down to the cellar. An internal door leads to the kitchen.

KITCHEN 10'2" x 8'9"



Located at the rear of the property with the double glazed window looking out to the garden, the kitchen consists of a range of wall and base units with a white gloss finish, complimentary worktops, stainless steel sink with mixer tap and tiled splashbacks. Integral appliances come in the form of an electric oven, ceramic hob with stainless steel extractor hood over plus there is plumbing for a washing machine and space for an upright fridge freezer. Vinyl flooring runs underfoot, there is a wall mounted radiator and ceiling spotlights. An internal door leads to the dining room and an external door to the outside.

LANDING



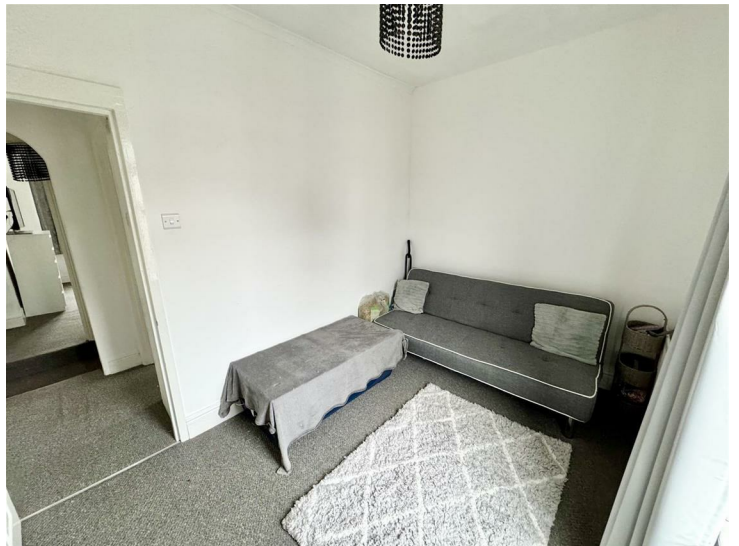
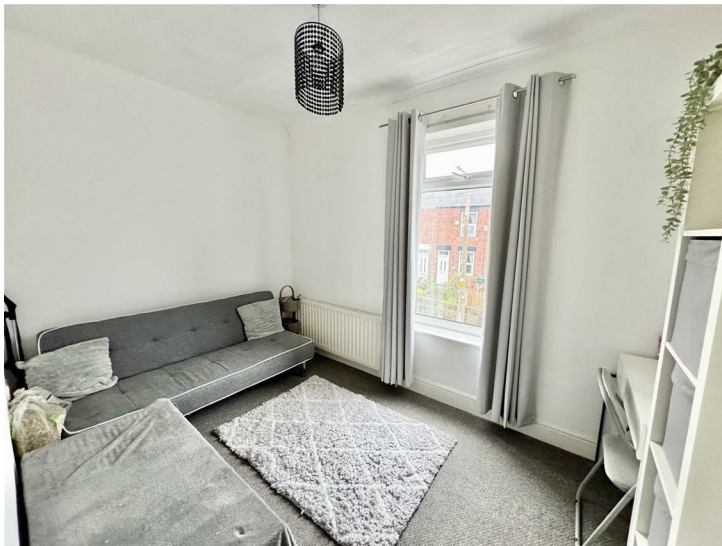
This split level landing has carpet flooring and gives access to the bathroom and both bedrooms.

BEDROOM ONE 12'0" x 11'8" max into recess



Excellent sized main bedroom with a double glazed window to the rear overlooking the garden and drawing in natural light. There is plenty of space for freestanding bedroom furniture, carpet flooring runs underfoot, there is a wall mounted radiator and pendant ceiling lighting. An internal door leads to the landing.

BEDROOM TWO 11'8" max into recess x 7'7"



Second double bedroom, located at the front of the property with a double glazed window bringing in plenty of natural light. There is carpet flooring, a wall mounted radiator, space for freestanding furniture and a pendant ceiling light. An internal door leads to the landing.

BATHROOM 7'11" x 4'0" narrowing to 3'1"



Having a three piece suite in white consisting of a panel bath with mixer tap, electric shower over and bi-fold shower screen, a pedestal wash basin with mixer tap and twin flush low level WC. There is a wall mounted radiator, ceiling spotlights, a double glazed window with obscure glass and vinyl flooring runs underfoot. There is access to the loft space and an internal door leads to the landing.

EXTERNALLY



To the front is a patio enclosed by brick wall with the larger rear patio also enclosed by brick wall. In addition to the external space, there is also a garage, useful for storage as well as putting a car in.



~ New Lettings Info ~

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. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

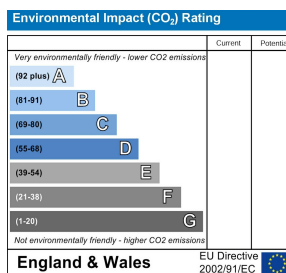
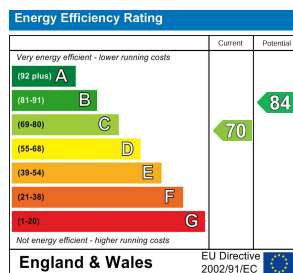
~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

~ Paisley Mortgages ~

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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PAISLEY
PROPERTIES