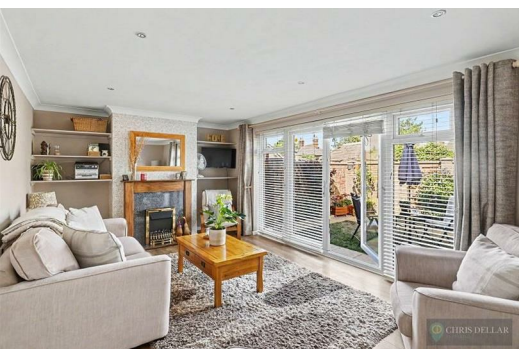




1 Leete Place | Royston | SG8 5DX

Asking Price £415,000

Chris Dellar Properties are delighted to offer this deceptively spacious four bedroom end of terrace house situated in a small cul-de-sac, a short walk from Royston station. This lovely home is immaculately presented throughout and offers a modern kitchen/diner, spacious lounge, downstairs cloakroom/WC, and first floor bathroom. Externally it offers a small front garden, carport and private rear garden. The property benefits from uPVC double glazing, gas fired central heating and galleried landing. This excellent family home is ideally located for schools, shops and all the other town amenities. AN EARLY VIEWING IS HIGHLY RECOMMENDED!



CHRIS DELLAR
PROPERTIES

Your estate agent

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Herts, SG9 9AH

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Entrance Door

uPVC double glazed front door with side panels to:

Reception Hall

Radiator. Ceramic floor tiles. Stairs to first floor. Doors off.

Lounge

19'10 x 11'2 (6.05m x 3.40m)

Large uPVC double glazed French doors/window combination giving wide view over rear garden. Radiator. Feature fire place. Shelving to alcoves. Wood laminate floor covering.

Kitchen/Diner

12'2 x 9'2 (3.71m x 2.79m)

uPVC double glazed window to front. Range of wall & base units incorporating roll top worksurfaces, drawers and composite one & half bowl, single drainer sink unit with swan neck mixer tap over. Space for electric cooker, washing machine and fridge/freezer. Integrated cooker hood extractor. Ceramic floor tiles. Large built in airing cupboard containing wall mounted gas fired boiler, lagged cylinder, immersion and linen shelving.

Downstairs Cloakroom/WC

4'7 x 3'3 (1.40m x 0.99m)

Corner mounted wash hand basin and low flush w/c. Radiator. Tiling to splashback. Extractor Fan. Ceramic floor tiles.

First Floor Landing

uPVC double glazed window to side. Loft hatch. Doors to bedrooms and bathroom.

Bedroom One

12'8 x 11'0 (3.86m x 3.35m)

uPVC double glazed window to rear. Radiator.

Bedroom Two

10'11 x 8'10 (3.33m x 2.69m)

uPVC double glazed window to front. Radiator.

Bedroom Three

8'10 x 7'10 (2.69m x 2.39m)

uPVC double glazed window to front. Radiator.

Bedroom Four

11'0 x 6'1 (3.35m x 1.85m)

uPVC double glazed window to rear. Radiator.

Bathroom

5'11 x 5'11 (1.80m x 1.80m)

High level uPVC double glazed windows to front with obscured

glass. Suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low flush w/c. Extensive tiling to splashbacks. Radiator. Ceramic floor tiles.

EXTERIOR

Front Garden

Fence enclosing lawn with planted borders.

Car port

Block paved, providing covered parking for one vehicle. Built in storage cupboard. Leading to front door.

Rear Garden

15'0 depth (4.57m depth)

Brick wall/fence enclosed with pathway, planted borders and central lawn. Gated side access and timber storage shed.

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
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