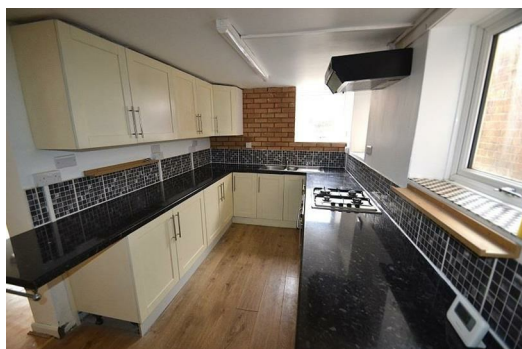




## Flat 1 Orchard House | Royston | SG8 5DT

**Asking Price £255,000**

Located close to Royston BR station, this very spacious, three double bedroom apartment is situated on the ground floor, one of only four flats in a large Victorian conversion, handy for the town centre, Tesco supermarket, schools and Johnson Matthey. In addition to the bedrooms, there is a sitting room/diner, kitchen/breakfast room, study and bathroom with modern white suite. The property benefits from gas fired central heating, uPVC double glazing, rear yard, storage shed and parking for three vehicles. NO UPPER CHAIN!



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Storm porch

Courtesy Light. Double glazed entrance door to:

### Entrance Lobby

Open to:

### Hallway

Wood laminate floor covering. Doors off.

### Sitting Room/Diner

**13'11 x 16'0 (4.24m x 4.88m)**

uPVC double glazed bay window to front. uPVC double glazed window to side with obscured glass. Double Radiator. Stone chimney breast enclosing board up fireplace. Wood laminate floor covering. Open to:

### Kitchen/Diner

**18'6 x 7'6 (5.64m x 2.29m)**

Dual aspect uPVC double glazed windows to side and rear. Range of wall & base units incorporating roll top work surfaces, and single drainer one & a half bowl stainless steel sink unit with mixer tap. Tiling to splashback areas. Fitted four ring gas hob with electric oven/grill below and cooker hood above. Space for fridge/freezer. Double Radiator. Wood laminate floor covering. Folding door to:

### Rear Lobby

**8'11 x 3'3 (2.72m x 0.99m)**

uPVC double glazed door to rear (accessed from Old North Road). Wall mounted gas fired boiler.

### Bedroom One

**17'6 x 9'11 (5.33m x 3.02m)**

uPVC double glazed window to front. Radiator.

### Bedroom Two

**13'1 x 11'9 (3.99m x 3.58m)**

uPVC double glazed window to front. Radiator. Fitted curtain fronted double wardrobe.

### Bedroom Three

**10'1 x 8'11 (3.07m x 2.72m)**

uPVC double glazed window to side with obscured glass.

### Bathroom

**10'7 x 7'4 (3.23m x 2.24m)**

uPVC double glazed window to side with obscured glass. White suite comprising panel enclosed 'P' shaped bath with soaking shower over, vanity unit with inset wash hand basin and low flush WC. Walk in storage cupboard. Ceramic floor tiles. Radiator.

### EXTERIOR

#### Front Yard

Patio. Access to timber storage shed and:

#### PARKING

For three vehicles, situated in tandem.

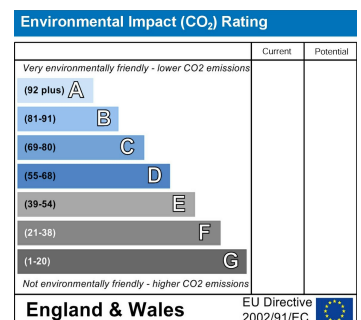
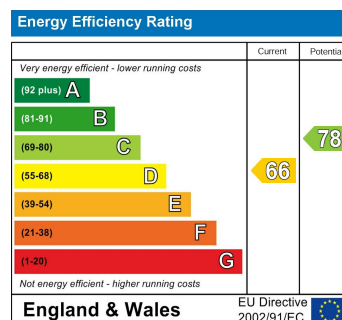
#### Rear garden

Small Tiered hard standing accessed from house and from Old North Road. Short flight of steps down to study.

### Disclaimer

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

### Energy Performance Certificate



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