



Hollies Close, Royston, Hertfordshire SG8 7DZ

Guide Price: £495,000

EPC - D

marshalls

Hollies Close, Royston, Hertfordshire SG8 7DZ

An opportunity to purchase a three bedroom detached family home situated in one of Royston's most sought after roads close to the town centre. The property is in need of refurbishment throughout and internal viewing is recommended.

* Detached Family Home * Three Double Bedrooms * Lounge * Separate Dining Room * Kitchen * Ground Floor Cloakroom * Family Bathroom * Front & Rear Gardens *
* Single Garage * Driveway For Several Vehicles * In Need Of Modernisation * Sought After Road * Internal Viewing Recommended *

Wooden entrance door with glazed side panel to:

ENTRANCE HALL:

Radiator. Stairs to first floor. Parquet flooring. Doors to:

CLOAKROOM:

Low flush W.C. Wash hand basin. Tiled splashbacks. Gas and electric meters. Obscure glazed uPVC window to rear.

LOUNGE:

18' 8" x 10' 10" (5.7m x 3.3m) Feature fire surround. Television point. Telephone point. Radiators. Parquet flooring. uPVC glazed side panel. uPVC sliding patio door to outside. uPVC window to front.

DINING ROOM:

10' 10" x 9' 10" (3.3m x 3m) Radiator. Serving hatch to kitchen. Parquet flooring. uPVC window to front.

KITCHEN:

8' 8" x 8' 6" (2.65m x 2.6m) A range of wall and base units. Stainless steel sink and drainer unit. Work tops. Space for cooker. Space for fridge. Floor mounted gas boiler serving central heating and hot water. Larder cupboard with shelves. uPVC window to rear. uPVC glazed door to outside.

LANDING:

Access to loft space. Storage cupboard. uPVC window to rear. Doors to:

BEDROOM ONE:

15' 2" x 9' 9" (4.63m x 2.97m) Fitted double cupboards. Radiator. uPVC window to front.

BEDROOM TWO:

11' 6" x 11' 3" (3.51m x 3.42m) Radiator. Storage cupboard. uPVC windows to side and front.

BEDROOM THREE:

11' 2" x 8' 11" (3.4m x 2.72m) Radiator. uPVC window to rear.



BATHROOM:

White suite comprising: Bath with tiled surround. Wash hand basin. Tiled splashbacks. Low flush W.C. Electric wall heater. Heated chrome towel rail. Airing cupboard with cylinder. Obscure glazed uPVC window to rear.

OUTSIDE:

REAR GARDEN:

Mainly laid to lawn with flower and shrub borders. Mature trees. Patio area. Hedge and fence boundaries. Gate access to front. Door to garage.

FRONT GARDEN:

Laid to lawn with flower and shrub borders. Mature trees. Paved path to front door.

SINGLE GARAGE:

Up and over door. Power and light. Door to rear garden. Driveway for several vehicles.

COUNCIL TAX:

Band E.

VIEWINGS:

Strictly by appointment via Marshalls 01763 247788

FINANCIAL ADVICE:

Stephen Graham is an independent mortgage advisor and is available to discuss your financial requirements. Please telephone 01763 247788 to make an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage.



DISTANCE TO STATION:

Royston	0.7m
Cambridge	13.3m



DISTANCE TO:

A1(M)	10.8m
M11	7.7m



DISTANCE TO SCHOOL:

Studlands Rise	0.4m
Meridian	0.7m



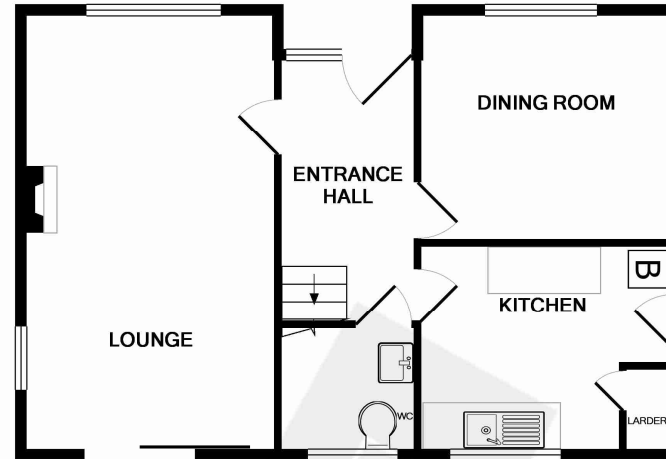
DISTANCE TO HOSPITAL:

Addenbrokes Hospital	13m
Lister Hospital Stevenage	14.1m

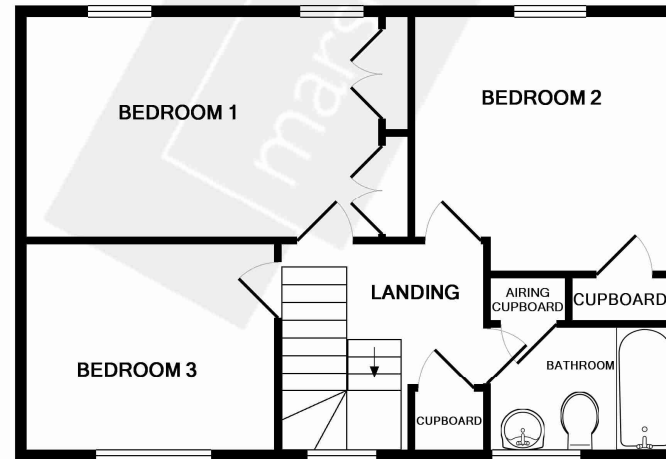


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			82
(81-91) B			
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 514 SQ.FT.
(47.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1040 SQ.FT. (96.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Notes

- None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
- Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.
- These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract.

