



marshalls

Kestrel Way, Royston, Hertfordshire SG8 7XW

Guide Price: £270,000

EPC - C

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Kestrel Way, Royston, Hertfordshire SG8 7XW

An opportunity to purchase an immaculate two bedroom mid terrace family home situated on the popular Twigden development. The property benefits from uPVC conservatory, gas fired central heating, uPVC windows and doors throughout. Internal viewing recommended.

*Mid Terrace * Two Bedrooms * Lounge * Ground Floor Cloakroom * Fitted Kitchen/Diner * uPVC Conservatory * Fitted Bathroom * Gas Fired Central Heating * UPVC Windows & Doors * Front & Rear Gardens * Two Allocated Parking Spaces * Ideal Investment Opportunity *

Half glazed entrance door to:

ENTRANCE HALL:

Stairs to first floor. Radiator. Artex ceiling. Tiled floor. Door to:

CLOAKROOM:

Low flush W.C. Pedestal wash hand basin. Half tiled walls. Radiator. Electric fuse box. Tiled floor. Artex ceiling. Obscure glazed uPVC window to front.

LOUNGE:

14'7" x 10' (4.44m x 3.05m) Television point. Telephone point. Two radiators. Coved and artex ceiling. uPVC double glazed window to front. Door to:

KITCHEN/DINER:

13'5" x 8'5" (4.09m x 2.57m) A range of wall and base units. Stainless steel sink and drainer unit with mixer tap. Work tops. Tiled splashbacks. Electric oven. Gas hob over. Extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Radiator. Artex ceiling. Inset spotlights. uPVC window to rear. uPVC door to:

CONSERVATORY:

10' x 9'7" (3.05m x 2.92m) uPVC conservatory. Tiled floor. Radiator. Work tops and units. Space for dryer. uPVC windows to rear. uPVC doors to garden.

LANDING:

Access to loft space. Airing cupboard. Doors to:

BEDROOM ONE:

11'5" x 11' (3.48m x 3.35m) Fitted wardrobes with hanging rail and shelves. Radiator. Television point. Artex ceiling. uPVC window to front.



BEDROOM TWO:

12'2" x 6'8" (3.71m x 2.03m) Artex ceiling. Radiator. uPVC window to rear.

BATHROOM:

White suite comprising: Panel enclosed bath with mixer tap and power shower. Fully tiled surround. Low flush W.C. Pedestal wash hand basin. Extractor fan. Radiator. Artex ceiling. Inset spotlights. Obscure glazed uPVC window to rear.

OUTSIDE:

REAR GARDEN:

Decked area leading to flower and shrub area with gravel area and stepping stones. Garden shed. Gate access to front.

FRONT GARDEN:

Gravel and shrub area. Path to front door.

PARKING:

Two bloc paved allocated parking spaces to front.

COUNCIL TAX:

Band C.

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	0.9m
Cambridge	12.7m



DISTANCE TO:

A1(M)	12.2m
M11	8.9m



DISTANCE TO SCHOOL:

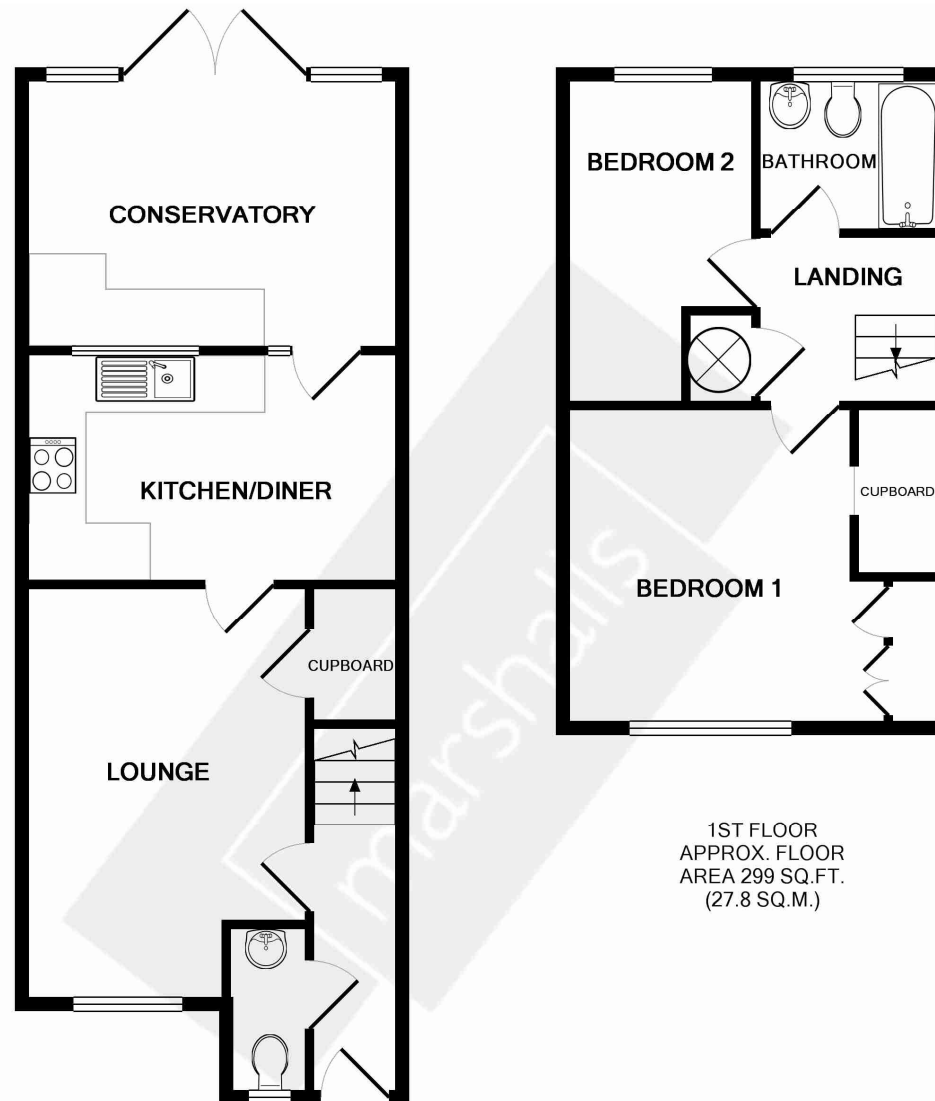
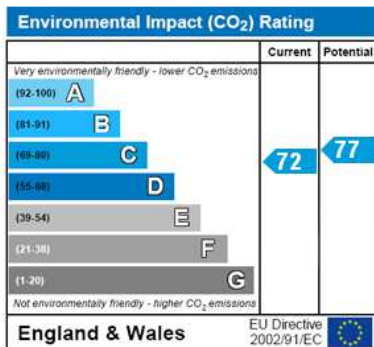
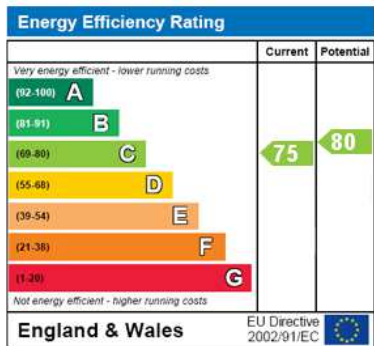
Greneway	1.2m
Meridian	1.3m



DISTANCE TO HOSPITAL:

Addenbrokes Hospital	12.3m
Lister Hospital Stevenage	14.9m





1ST FLOOR
APPROX. FLOOR
AREA 299 SQ.FT.
(27.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 745 SQ.FT. (69.2 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

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. 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.
3. 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.
4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract.