



Burns Road
SG8 5SY

£1,600 Monthly





01763259888

This spacious three bedroom, semi-detached house, located in Royston has been recently refurbished throughout. The property comprises; a lounge, kitchen, bathroom, two double bedrooms & one single bedroom. The property also benefits; a fully enclosed rear garden with gated side access, off road parking & gas central heating from a brand new combi boiler. Council tax band C. EPC rating D. Contact Abode today to arrange viewing and avoid disappointment.

About Royston

Royston is a charming market town situated in the heart of Hertfordshire, a county known for its natural beauty, rich history, and vibrant cultural scene. With a population of around 17,400, Royston is a small but bustling community that offers the perfect blend of countryside tranquillity and urban convenience. For commuters, Royston offers excellent transport links to London and other major cities. The town is situated on the A10, providing easy access to the M25 and the

Entrance Porch (Ground Floor) 1.83m (6'1") x 1.26m (4'2")

Window to the side aspect
Door to; Lounge

Council Tax
Council tax band C

Kitchen (Ground Floor) 3.38m (11'2") x 2.01m (6'8")

Window to the rear aspect
Freestanding washing machine, fridge freezer, oven & hob
Door to; Rear Garden

Lounge (Ground Floor) 6.73m (22'1") x 3.43m (11'4")

Window to the rear aspect
Door to; Kitchen
Stairs to; First Floor

Bathroom (First Floor) 2.29m (7'7") x 1.36m (4'6")

Window to the rear aspect
Three piece suite comprising; low level w/c, hand wash basin & panelled bath with shower over head.

Bedroom Three (First Floor) 2.94m (9'8") x 2.32m (7'8")

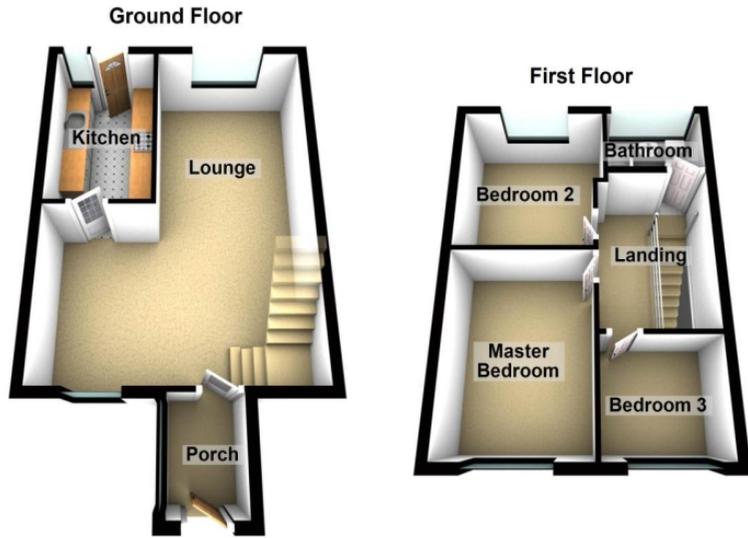
Window to the front aspect

Bedroom Two (First Floor) 3.39m (11'2") x 2.98m (9'10")

Window to the rear aspect

Master Bedroom (First Floor) 3.66m (12'1") x 2.99m (9'10")

Window to the front aspect



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	