

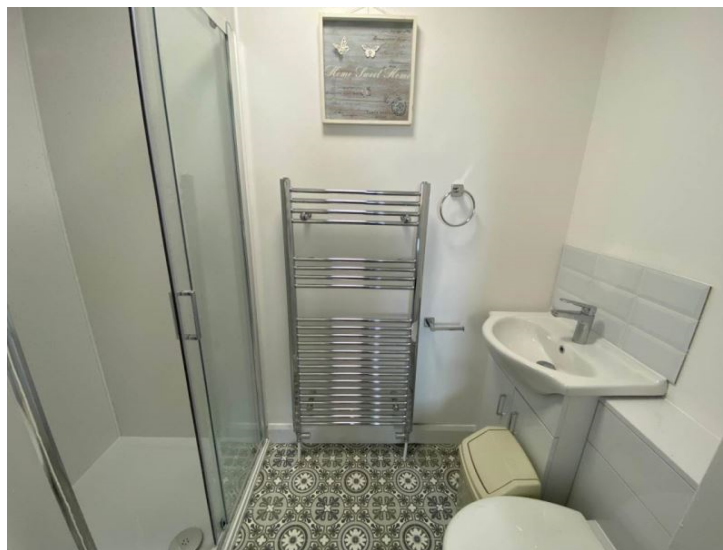


Lime Grove  
SG8 7DJ

£900 Monthly

abode





01763259888

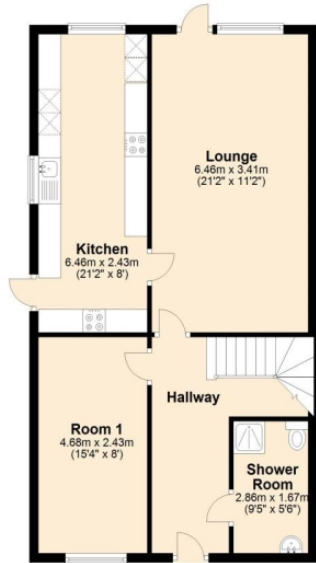
Abode are delighted to offer this furnished, double room, with a private en-suite, both located on the first floor of a newly renovated, five bedroom, semi-detached shared house, situated near to Royston Leisure Centre and Train Station. With direct trains to London and Cambridge, the location is ideal for commuters. The property has been renovated to high standard with all of the mod cons, comprising a large communal kitchen, a large communal lounge, four bedrooms, a communal shower room and a communal bathroom. The property also benefits from a newly landscaped, fully enclosed, large rear garden.

Council tax, electric, gas and water bills are included.

The room is for single occupancy only. Call us on: 01763 259888 to book a viewing.

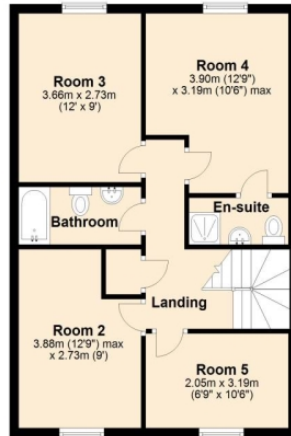
**Ground Floor**

Approx. 67.2 sq. metres (723.7 sq. feet)



**First Floor**

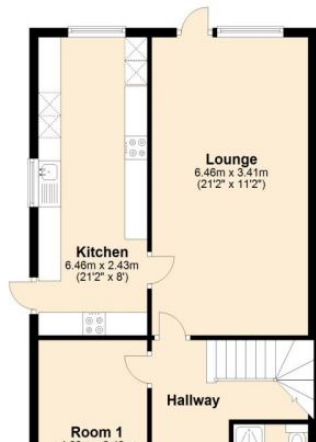
Approx. 54.2 sq. metres (583.5 sq. feet)



Total area: approx. 121.4 sq. metres (1307.2 sq. feet)

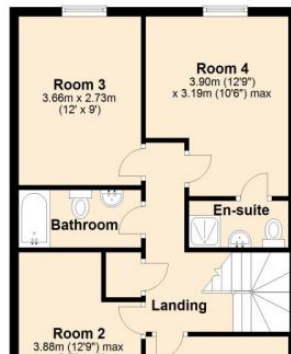
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Approx. 67.2 sq. metres (723.7 sq. feet)



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Approx. 54.2 sq. metres (583.5 sq. feet)



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