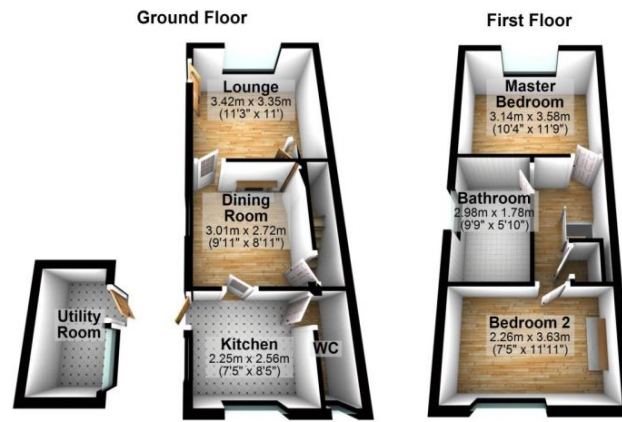




The Green  
SG8 7AA

£1,350 Monthly

abode



01763259888

Abode are happy to offer this character 2 Double Bedroom property to rent in central Royston. Being set back from the road the property offers a whimsical setting, whilst still being located a short walk to both the high street and train station this property is ideally located. Downstairs there is separate lounge, dining room, kitchen with WC. Upstairs there are two double bedrooms with feature fire places, and family bathroom. The property benefits from wood flooring and many traditional features. There is an un-tanked cellar for storage and separate utility room. Off road gated parking for one vehicle and a quaint rear garden make this a property one to view.

**Dining Room (Ground Floor) 2.72m ( 9'0") x 3.01m ( 9'11")**

With fire place

**Kitchen (Ground Floor) 2.25m ( 7'5") x 2.56m ( 8'5")**

Comprising county style kitchen units, electric hob and window to rear aspect facing the mature garden.

**Lounge (Ground Floor) 3.35m ( 11'0") x 3.42m ( 11'3")**

With window to front aspect

**Utility Room (Ground Floor)**

Comprising white goods, sink and tap

**WC (Ground Floor)**

Comprising basin and WC

**Bathroom (First Floor) 1.78m ( 5'11") x 2.98m ( 9'10")**

3 piece suit comprising bath, basin and WC

**Bedroom 1 (First Floor) 4.14m ( 13'7") x 3.58m ( 11'9")**

**Bedroom 2 (First Floor) 2.26m ( 7'5") x 3.63m ( 11'11")**

[[FloorPlanPhotos.Photo.StorageKey]:GetDBImage()]



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(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	