



Beldam Avenue

SG8 9UL





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Abode are delighted to offer this newly refurbished, 3 bedroom home in the historic market town of Royston, Hertfordshire. This lovely home has been recently renovated, downstairs we have a large lounge with a light and airy modern finish, WC, open plan kitchen and dining area with patio doors to the private garden. Upstairs we have two well proportioned double bedrooms, and a large single bedroom. The family bathroom has been fully renovated with a large walk in shower, and basin with vanity beneath. The location is on a quiet development, and a short walk to the high street. Outside we have a newly refreshed patio area and nice private garden. There are excellent train services, with Cambridge in 14 minutes and London Kings Cross in 38 minutes. Viewing of this well presented property is highly recommended and by prior appointment only.

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 16,000, Royston is a small but bustling community that offers the perfect blend of countryside tranquillity and urban convenience.

Entrance Hall:

External door to the front aspect. Doors to the W.C and Lounge.

Cloakroom:

WC and basin with vanity beneath.

Lounge: 4.71m (15'6") x 6.17m (20'3")

L shaped room. Door to entrance hall, opening to kitchen/dining room and stairs to first floor, with under stairs storage. Bay window to front aspect. Radiator under window.

Kitchen/Dining Room: 4.71m (15'6") x 3.16m (10'5")

An open plan kitchen and dining area, with double glazed window and patio doors to rear aspect. The modern fitted kitchen includes basin, induction hobs, electric oven, stainless steel extractor, integrated dishwasher, and integrated fridge freezer.

Master Bedroom: 3.95m (13'0") x 2.84m (9'4")

With Double glazed window to rear aspect and fitted wardrobe.

Bedroom 2: 2.53m (8'4") x 3.87m (12'9")

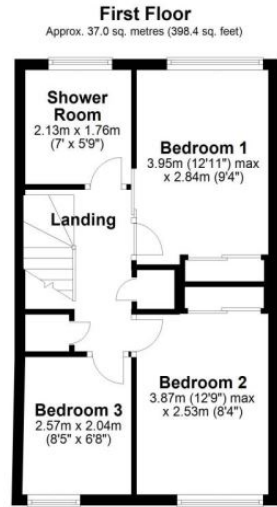
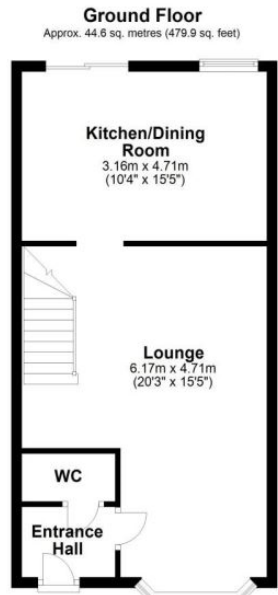
With double glazed window to front aspect and fitted wardrobe.

Bedroom 3: 2.04m (6'9") x 2.57m (8'6")

With double glazed window to front aspect.

Shower Room: 2.13m (7'0") x 1.76m (5'10")

A three piece suite comprising of basin with fitted vanity unit surround, double length shower, WC. The light contemporary room is finished with frosted window to rear aspect, heated stainless steel towel rail and backlit mirror.



Total area: approx. 81.6 sq. metres (878.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	