



Elm Walk  
, Royston

briggs&mortimer

# Elm Walk

, Royston, SG8 7JL

£359,995

Briggsandmortimer are delighted to present this 2 Bedroom Semi Detached Bungalow offering potential to extend and improve (S.T.P.P) The property is offered with No Upward Chain and comprises of Lounge Diner, Kitchen, 2 Bedrooms, one with Aircon unit, and Shower room. Enclosed rear garden with Patio area and Workshop-Storage shed. Driveway parking for 2 cars. Viewing is Highly Recommended. No Upward Chain.

**Entrance Hall:** Double glazed front entrance door leading to hallway with loft hatch, storage cupboard with shelves and Ideal gas boiler.

**Kitchen:** Comprising of matching wall and base units, space for cooker with extractor fan above, space and plumbing for washing machine. Work surface with inset single bowl stainless steel sink unit with mixer tap, part tiled walls, carpet tiled flooring, spotlights and double glazed window to side aspect.

**Bedroom One:** Double glazed window to front aspect, radiator, Aircon unit and large built-in wardrobes with sliding doors, one mirrored.

**Shower Room:** Comprising of white suite with concealed cistern wc, wash hand basin set into vanity unit, wall mounted cabinet, large walk-in shower enclosure with Triton electric shower. Extensive wall tiling, tiled floor, shaver point, extractor fan and ceiling spot lights, double glazed window to side aspect.



**Lounge/Diner** Double glazed patio doors leading to rear garden, radiator, door to second bedroom. Blocked off chimney to one corner for log burner. (Currently not in use)

**Bedroom Two** Double glazed window to rear aspect, radiator, alcove, built in double wardrobe with sliding doors.

#### Outside

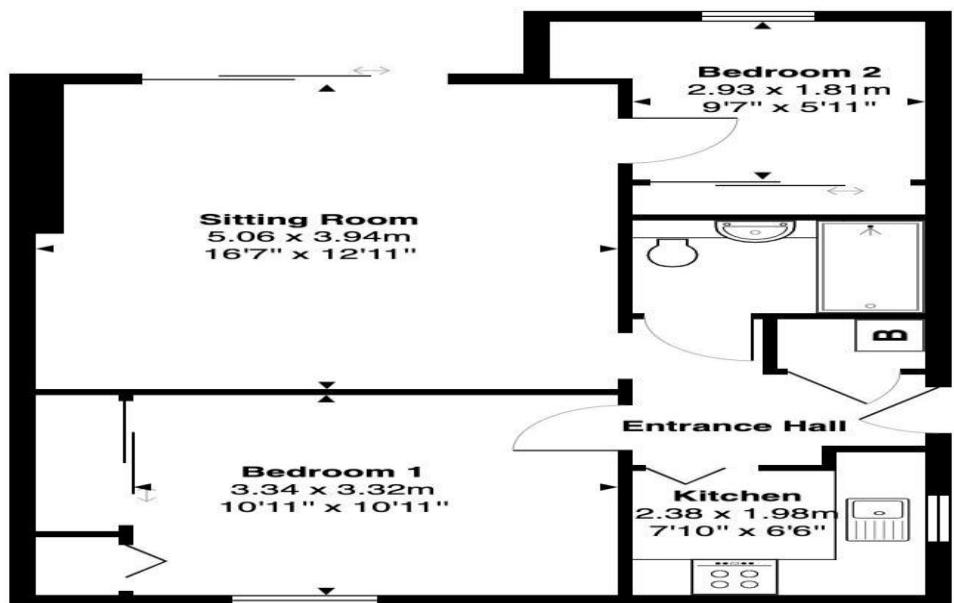
**Front garden** Laid to lawn with hedging to border, driveway parking for 2 cars and outside tap.

**Rear Garden** Enclosed garden with panel fencing, Decorative patio, small retaining brick wall with steps leading to lawn area. Large workshop/storage shed. Second shed to one corner. Gate for side access and security lighting.

**Viewing** Strictly by appointment via briggs&mortimer on 01763 242626.  
**VIEWINGS** - COVID-19 Viewings on properties are allowed. As an agent we take the responsibility of the health of our clients and viewers extremely seriously. Therefore, we conduct these in a safe and sensible manner. We will ask for no contact on arrival, and we will keep a safe distance but be there to answer any questions you may have.

**Location** Close to the town centre with easy access to the A10 & A505. Royston is a traditional and attractive market town conveniently located for access to both London and Cambridge via excellent road links or a fast mainline rail link. Surrounded by charming villages and rolling countryside there is much to do and enjoy in this desirable north east corner of Hertfordshire. Further benefiting from excellent schools and a wide range of local amenities including a superb leisure centre Royston is a family friendly town with excellent prospects. Nearby Royston Heath is a popular local amenity with golf course and offers fine walking with an abundance of wildlife.





**Total Area: 53.0 m<sup>2</sup> ... 570 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

Plan prepared by [charlesjharrison.co.uk](http://charlesjharrison.co.uk)

**Disclaimer:** Plan is for illustrative purposes only. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any mis-statement, omission or error.

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy performance certificate (EPC)																		
Building Name: Elm Walk, Royston, SG8 7JL	Energy rating: D	Valid until: 29 September 2022																
Certificate Number: 3000-1300-9001-1400-0000																		
Semi-detached bungalow																		
Total floor area: 53 square metres																		
Rules on letting this property																		
Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions: <a href="http://www.gov.uk/government/consultations/letting-energy-efficiency-standard-tenants-exemptions">www.gov.uk/government/consultations/letting-energy-efficiency-standard-tenants-exemptions</a>																		
Energy efficiency rating for this property																		
This property's current energy rating is D. It has a potential rating of C. See how to improve this property's energy rating. <table border="1"> <thead> <tr> <th>Score</th> <th>Energy Rating</th> </tr> </thead> <tbody> <tr><td>95-100</td><td>A</td></tr> <tr><td>80-94</td><td>B</td></tr> <tr><td>68-79</td><td>C</td></tr> <tr><td>55-67</td><td>D</td></tr> <tr><td>43-54</td><td>E</td></tr> <tr><td>30-42</td><td>F</td></tr> <tr><td>0-29</td><td>G</td></tr> </tbody> </table> Current Potential			Score	Energy Rating	95-100	A	80-94	B	68-79	C	55-67	D	43-54	E	30-42	F	0-29	G
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The graph shows this property's current and potential energy efficiency. Properties are given a score. The higher the score, the more energy efficient it is. For properties in England and Wales: the average energy rating is D; the average energy score is 60.																		



## Key Features:

- No Upward Chain.
- Potential to extend and improve (S.T.P.P)
- Easy access to Main line station and Major road links
- Close to Schools and Town Centre
- Lounge Diner
- Double glazing and Gas central heating
- 2 Bedrooms, Master bedroom with Aircon
- Enclosed rear garden
- Driveway parking for 2 cars

