



**Goodwood Road, Royston, Hertfordshire SG8 9TF**

Guide Price: £320,000

EPC - D

marshalls

## Goodwood Road, Royston, Hertfordshire SG8 9TF

An opportunity to purchase a three bedroom extended semi detached family home situated in a cul de sac location on the popular Ridings development. The property backs onto mature trees and an internal viewing is recommended.

\* Extended To Front & Rear \* Semi Detached Family Home \* Lounge \* Dining Room \* Modern Kitchen \* Utility Room \* Three Bedrooms \* Bathroom \*  
\* Gas Fired Central Heating To Radiators \* Gardens Front & Rear \* Single Garage \* Bloc Paved Driveway \* Cul De Sac Location \*

uPVC door to:

### ENTRANCE HALL:

Radiator. Storage cupboard with shelves. Coving to ceiling. Stairs to first floor. Wooden secondary glazed window to front.

### LOUNGE:

14' 7" x 13' (4.44m x 3.96m) Feature fire surround with inset electric fire. Television point. Coving to ceiling. Radiator. uPVC window to front. Archway to:

### DINING ROOM:

8' 10" x 8' 10" (2.69m x 2.69m) Radiator. Coving to ceiling. uPVC window to rear. Door to:

### KITCHEN:

8' 9" x 8' 8" (2.67m x 2.64m) A range of wall and base units. Stainless steel sink and drainer unit. Work tops. Tiled splashbacks. Double electric oven. Gas hob. Extractor hood over. Two uPVC windows to rear. Door to:

### UTILITY ROOM:

A range of wall and base units. Space for fridge freezer. Plumbing for washing machine. Radiator. Door to garage. uPVC window to front. uPVC door to outside.

### FIRST FLOOR/LANDING:

Access to loft space. Airing cupboard housing wall mounted boiler serving central heating and hot water. Obscure glazed uPVC window to side. Doors to:

### BEDROOM ONE:

11' 1" x 10' 10" (3.38m x 3.3m) Storage cupboard. Radiator. Coving to ceiling. uPVC window to front.

### BEDROOM TWO:

11' 1" x 8' 10" (3.38m x 2.69m) Storage cupboard. Radiator. Coving to ceiling. uPVC window to rear.



**BEDROOM THREE:**

7' 10" x 6' 6" (2.39m x 1.98m) Coving to ceiling. Radiator. uPVC window to front.

**BATHROOM:**

Coloured suite comprising: Panel enclosed bath with shower over, curtain and rail. Fully tiled surround. Pedestal wash hand basin. Tiled splashbacks. Low level W.C. Radiator. Obscure glazed uPVC window to rear.

**OUTSIDE:**

**REAR GARDEN:**

Mainly laid to lawn with flower and shrub borders. Patio area. Steps to further lawn area. Garden shed. Gate access to rear. Fence and hedge boundaries.

**FRONT:**

Laid to lawn with flower and shrub borders. Bloc paved driveway leading to:

**SINGLE GARAGE:**

Up and over door. Power and light.

**COUNCIL TAX:**

Band D.

**VIEWINGS:**

Strictly by appointment via Marshalls 01763 247788

**FINANCIAL ADVICE:**

Stephen Graham is an independent mortgage advisor and is available to discuss your financial requirements. Please telephone 01763 247788 to make an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage.



DISTANCE TO STATION:

Royston	1.1m
Cambridge	13.6m



DISTANCE TO:

A1(M)	11m
M11	8.7m



DISTANCE TO SCHOOL:

Studlands Rise	0.4m
Meridian	0.7m



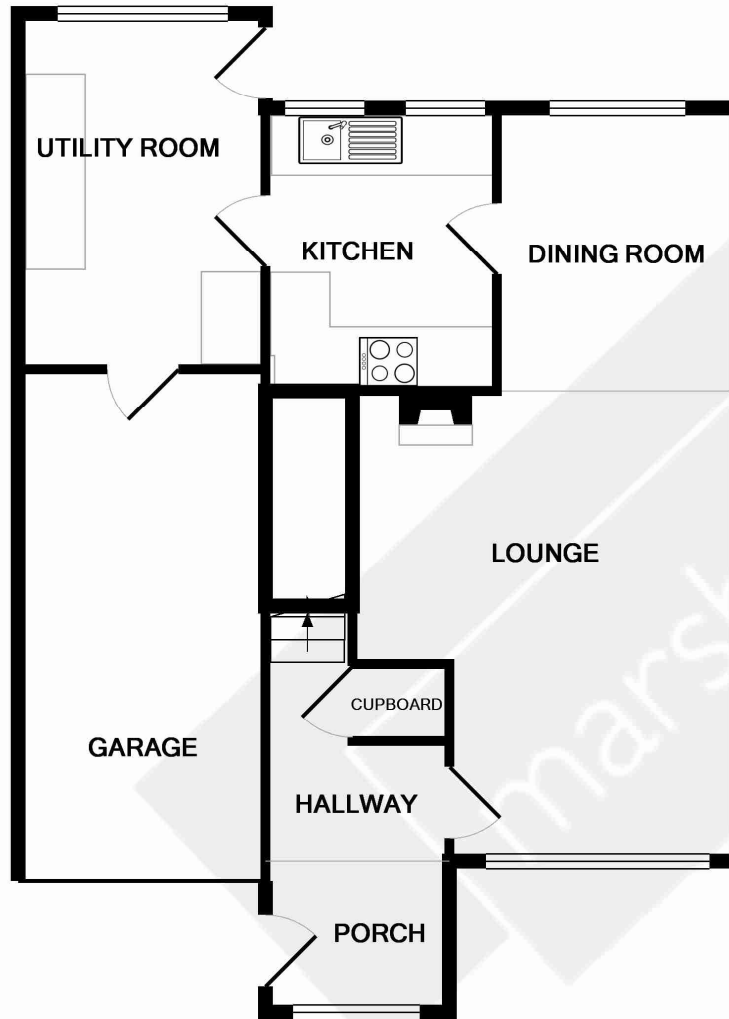
DISTANCE TO HOSPITAL:

Addenbrokes Hospital	13.4m
Lister Hospital Stevenage	14.3m

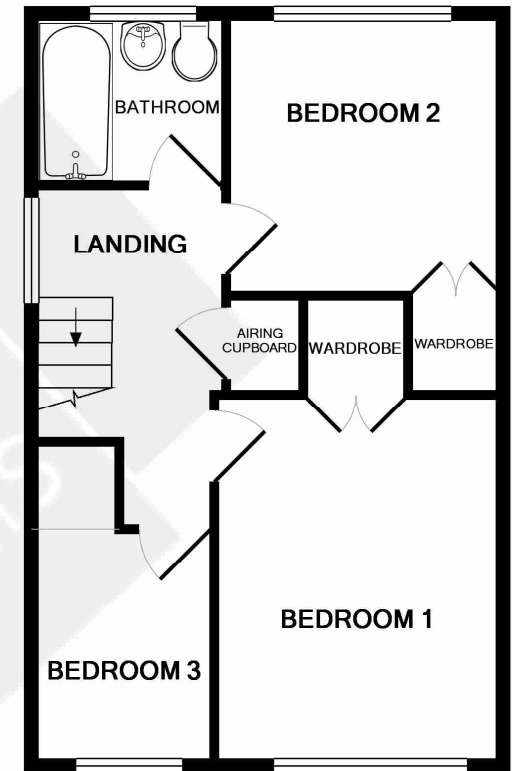


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp;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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

01763 247788  
 Estate House, Fish Hill, Royston, SG8 9LD  
 F: 01763 247597 E: sales@marshallsproperties.co.uk  
 www.marshallsproperties.co.uk

- Notes**
- None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
  - Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
  - Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.
  - These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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