



Lordship Close, Orwell, Royston  
SG8 5TH

Pocock + Shaw

18 Lordship Close  
Orwell  
Royston  
Hertfordshire  
SG8 5TH

An immaculately presented and updated two bedroom bungalow for the over 60's sold on a 75% shared basis with SCDC. Located in the centre of the highly sought after village of Orwell.

- Porch and entrance hall
- Sitting room
- Two bedrooms
- Well fitted kitchen
- Shower wet room
- Electric underfloor heating and storage heaters
- Courtyard style rear garden
- No upward chain

Shared Ownership £200,000



Located in the centre of the highly sought after village of Orwell, this immaculately presented and updated two bedroom bungalow is for the over 60's and sold on a 75% shared basis with SCDC. Set in the corner of this small cul de sac, with communal parking and a small low maintenance courtyard style rear garden. No upward chain.

**Entrance porch** Glazed entrance door to:

**Reception hall** Access to loft space.

**Store room** 4'6" x 4'0" (1.37 m x 1.22 m) Power and light connected.

**Sitting room** 15'11" x 10'5" (4.85 m x 3.17 m) Window to the front, wall mounted electric storage heater.

**Bedroom one** 14'11" x 8'8" (4.55 m x 2.64 m) Window to the front, wall mounted electric storage heater.

**Bedroom two** 7'11" x 8'10" (2.41 m x 2.69 m) Window to the rear, wall mounted electric storage heater.

**Kitchen** 11'4" x 7'4" (3.45 m x 2.24 m) Fitted range of units with contrasting marble effect work surface. Inset single drainer stainless steel sink unit, range of matching base units. Inset four burner ceramic hob, and single oven beneath. Matching wall mounted cupboards. Window to the rear, and wall mounted electric heater. Serving hatch to sitting room

**Shower wet room** White suite with wall mounted wash basin and double drawers beneath. Close coupled wc and walk in shower area. Window to the rear, single airing cupboard.

**Outside** To the front there is a small open plan garden area. Pedestrian access to the rear, with gated access to the rear garden. Low maintenance with hard paving, and flower borders.

**Storage shed** 7'0" x 5'0" (2.13 m x 1.52 m) Brick construction.

**Tenure** Leasehold - 125 year lease from 02/10/2006  
**Service charge:** £644.51 per quarter  
**Buildings insurance:** £14.94  
**Ground rent:** £6.50 per quarter

**Services** All mains services with the exception of gas.

**Council Tax** Band C

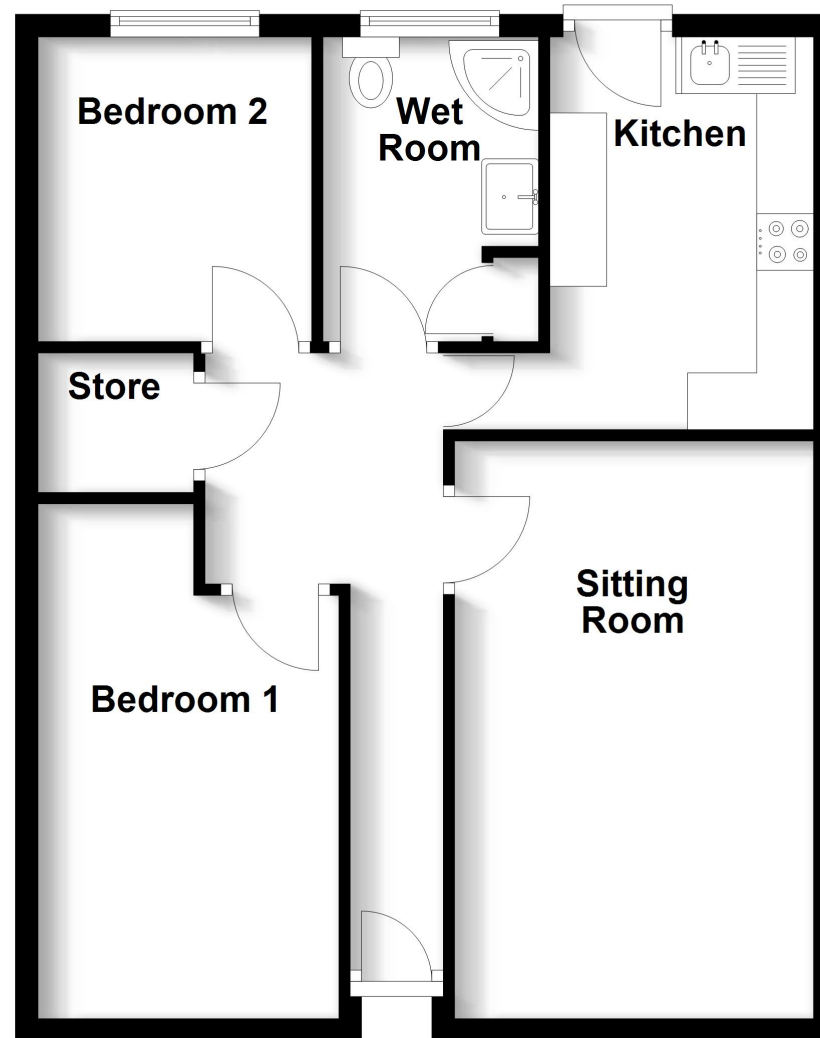
**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## Ground Floor

Approx. 58.6 sq. metres (631.2 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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