



Mill Road, Royston, SG8 7AJ

CHEFFINS

Mill Road

Royston,
SG8 7AJ

A charming two bedroom Victorian terrace home benefiting from sympathetic modernisation throughout and a central location offering easy access to both the town centre and mainline rail station with direct links to London Kings Cross and Cambridge. The well presented accommodation extends to approximately 757 sq. ft. arranged over two floors with the addition of a basement. Furthermore, the property benefits from driveway parking and a garage.

LOCATION

Royston benefits from having excellent commuter links by rail to London Kings Cross and Cambridge and by road via the A10, A505, M11 and the A1/M. There are also highly regarded schools at primary and academy levels with higher education options in nearby Cambridge and Stevenage. Royston Town centre benefits from a host of amenities including boutique shops, restaurants/bars, supermarkets, doctors and dentist surgeries. Also London Luton and Stansted airports are both within a 45 minute drive.



Guide Price £345,000





LOUNGE

With window to the front aspect, entrance door, feature fireplace, engineered oak wood floors, open to:

DINING AREA

With doors to the garden, exposed brick chimney breast, stairs to the first floor, engineered oak wood floors, stairs down to basement, open to:

KITCHEN

With window to the side aspect, vaulted ceiling with Velux windows over, range of matching eye and base level units, wooden counter with inset ceramic sink and a half with chrome mixer tap over, space for oven with chimney style extractor hood over, space for fridge freezer, engineered oak wood floors, storage cupboard with space and plumbing for washing machine and housing boiler, door to:

BATHROOM

With window to the rear aspect, suite comprising; low level wc with hidden cistern and eco flush button, wash stand with basin over, bath with telephone style mixer tap over and wall mounted shower head attachment.

FIRST FLOOR

LANDING

With loft access via hatch, engineered oak wood floors, doors to:

BEDROOM 1

With window to the front aspect, engineered oak wood floors.

BEDROOM 2

With window to the rear aspect, storage cupboard, engineered oak wood floors.

GARDEN

The fully enclosed garden features a patio area, external lights, an outside taps a lawn area with mature trees, gated side access via 102 Mill Road and gated rear access to the garage and driveway parking area.



Approximate Gross Internal Area 757 sq ft – 70 sq m
 Basement Area 121 sq ft – 11 sq m
 Ground Floor Area 395 sq ft – 37 sq m
 First Floor Area 241 sq ft – 22 sq m
 Garage Area 136 sq ft – 13 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £345,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – North Herts Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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