

7 Plantation Avenue,  
Royston S71 4NF

£275,000



THIS FANTASTIC EXTENDED THREE BEDROOM DETACHED TRUE BUNGALOW IS TUCKED AWAY IN A QUIET LOCATION AT THE END OF A PRIVATE ROAD AND IS ABSOLUTELY BURSTING WITH POTENTIAL AND RIPE FOR RENOVATION. IT OFFERS SPACIOUS LIVING ACCOMMODATION, FABULOUS GARDENS, A GARAGE AND PARKING FOR MULTIPLE VEHICLES.  
FREEHOLD / COUNCIL TAX BAND C / EPC RATING: TBC

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 7'6" x 2'6" max**

You enter the property through a part glazed uPVC door into a welcoming entrance hallway with a side facing window. A cupboard houses the property's meters and there is space to remove outdoor clothing on entering the property. Practical white and burgundy ceramic floor tiles run underfoot.

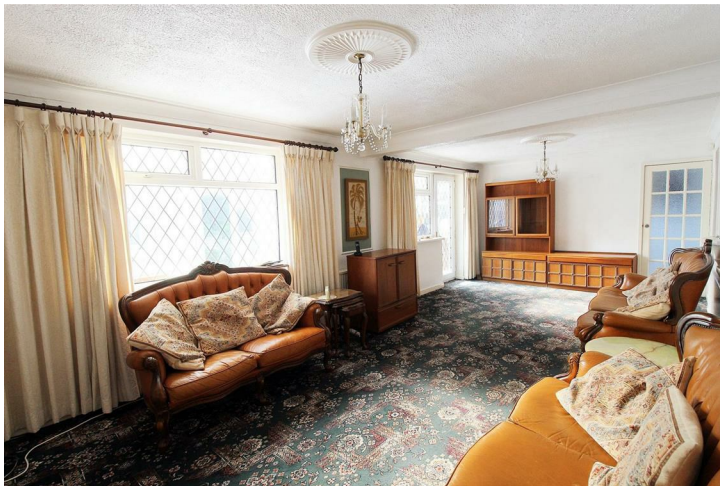
### **BATHROOM 7'5" x 8'9" max**

This spacious modern bathroom is fitted with a white four piece Victorian style suite comprising of a corner bath, low level W.C, pedestal wash basin and a step in shower enclosure with an electric shower. The room is fully tiled with a striking combination of burgundy and white tiles with a large mirrored area to one wall creating a feeling of extra space, the ceramic floor tiles continue the same colour theme.



### **LOUNGE 24'0" x 11'8" max**

This splendid lounge is bursting with character having a plaster alcove and decorative built in shelves either side of an ornate fire surround with a marble hearth. There are chandeliers to the ceiling with plaster ceiling roses. The room has an abundance of space for lounge furniture and light floods in through the two large leaded windows and glazed door which leads to the conservatory. Doors lead to the dining kitchen and entrance hallway.



### **CONSERVATORY 22'3" x 8'3" max**

A fabulous versatile addition to this property is this lean to conservatory which is extremely spacious and offers the perfect place to relax and enjoy views of the garden. There are practical ceramic tiles underfoot, brick dwarf walls and white uPVC glazed panels with leaded stained glass top lights. A set of French doors lead out to the garden and a further glazed door leads to the lounge.



### **DINING KITCHEN 19'1" x 10'0" max**

This spacious room is separated into two defined areas, the kitchen being fitted with dark wood base and wall units, laminate marble effect roll top worktops, ochre coloured tiled splashbacks with a decorative motifs and a stainless steel sink and drainer with mixer tap. Cooking facilities comprise of an electric hob, double electric oven and an integrated microwave. There is space and plumbing for a washing machine and integrated appliances include a dishwasher and a tall fridge. There is vinyl flooring underfoot and a flush light fitting. The dining area has space to accommodate a large dining table and has carpet underfoot, a smoked glass mirrored wall to one end creates an illusion of extra space. There is also an alcove with built in shelves. A window allows natural light to enter the kitchen area. Doors lead to the lounge, third bedroom and the hallway.



### **BEDROOM THREE 8'0" x 9'10" max**

Light and airy with a side facing window, this charming good sized bedroom has space for freestanding bedroom furniture. A door leads into the dining kitchen.



### **INNER HALLWAY 3'1" x 2'11" max**

This inner hallway has doors leading to the dining kitchen, two double bedrooms and a large storage cupboard housing the property's boiler.

### **BEDROOM ONE 13'5" x 11'11" max**

Located to the front of the property and boasting a lovely bay window letting natural light flood in, this double bedroom benefits from fitted bedroom furniture and further freestanding wardrobes and drawers. There is a chandelier to the ceiling and carpet underfoot. A door leads to the inner hallway.



### **BEDROOM TWO 13'2" x 11'10" max**

Again located to the front of the property with a bay window, this double bedroom has mirrored wardrobes to one wall creating a feeling of light and space. There is ample space for further items of bedroom furniture. A door leads to the inner hallway.



### **EXTERIOR**

This property sits on a fabulous plot with far reaching well established gardens at the end of a private road. There are gates to a large drive area and there is a low maintenance garden to the front with a decorative water feature. The driveway continues down the side of the property to a single width garage which is long enough to accommodate two vehicles. It has an up and over door, a window to one side and a personnel door which leads to the garden. The rear garden has a large patio area adjacent to the house, one part has a canopy over and is perfect for al fresco dining. The garden stretches from the house and is planted with colourful shrubs and plants with a large lawn area beyond with an apple tree. It really does need viewing to be appreciated.



**~ Agent Notes ~**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

**~ Paisley Properties ~**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

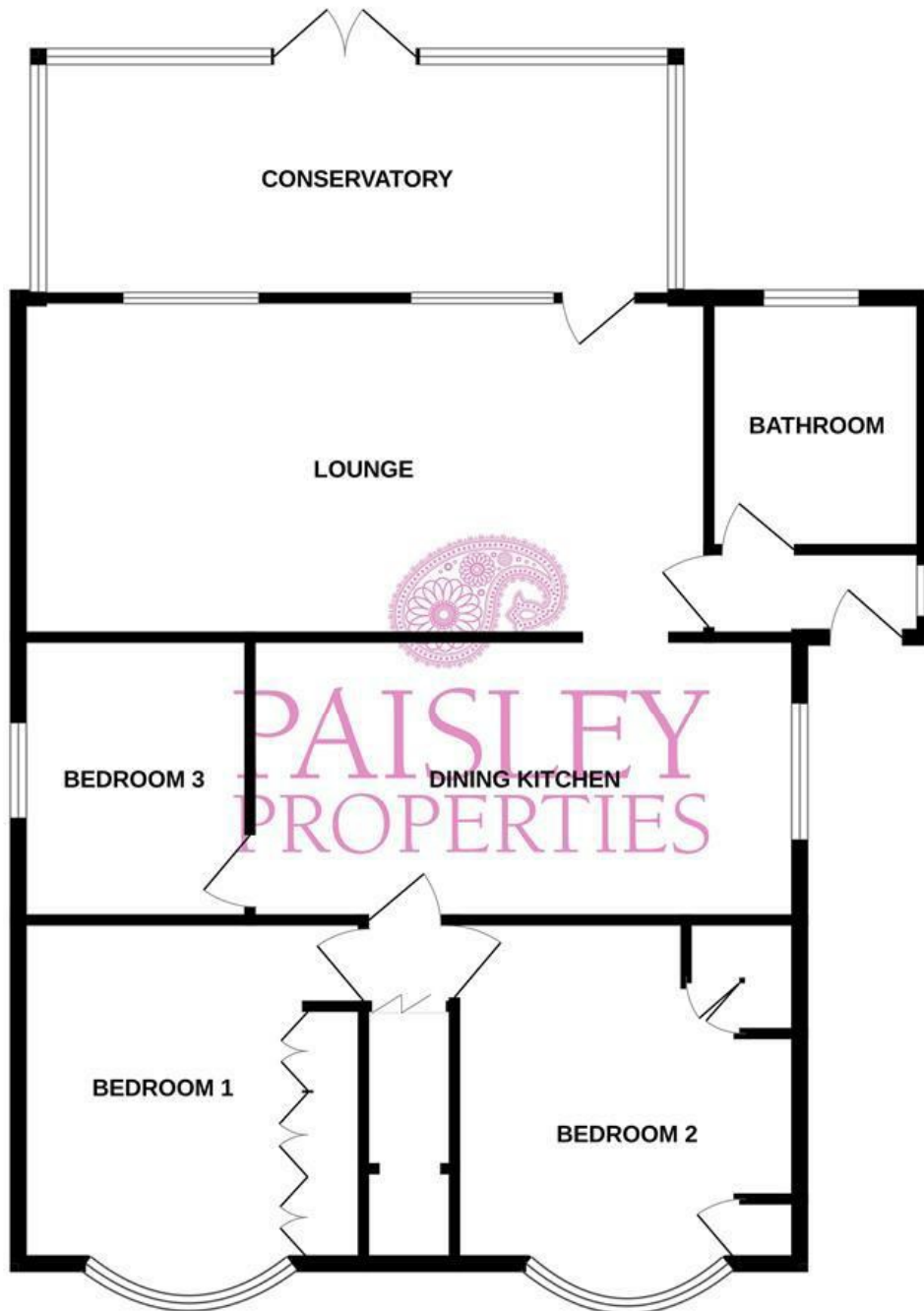
**~ Paisley Mortgages ~**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

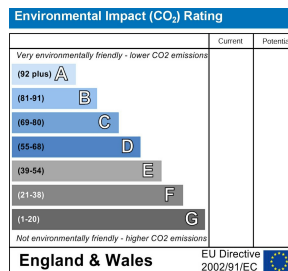
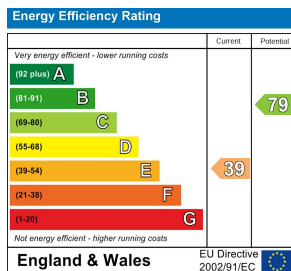
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**~ Paisley Surveyors ~**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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