



**Lower Gower Road, Royston, SG8 5EA**



**welcome to**

**Lower Gower Road, Royston**

Situated in a sought-after residential road within easy access of Royston town centre and railway station, a spacious and well-proportioned two-bedroom detached bungalow with adequate room for extension subject to normal planning regulations. Viewing is highly recommended.



### **Door To Entrance Hall**

Part glazed front door to entrance hall, radiator, access to loft.

Door to:

### **Lounge**

16' 2" x 10' 9" ( 4.93m x 3.28m )

Inset gas fire with attractive marble and wooden surround, radiator, TV point, glazed double doors to conservatory.

### **Conservatory**

12' 4" x 7' 9" ( 3.76m x 2.36m )

Door to outside, radiator.

### **Kitchen**

8' 8" x 9' 5" ( 2.64m x 2.87m )

Single drainer inset sink unit with cupboards below, good range of base and wall cupboards with adequate working surfaces, ceramic tiled floor, space and plumbing for automatic washing machine, larder and pantry cupboard, part tiled walls, breakfast bar.

### **Utility Room**

3' 9" x 6' 5" ( 1.14m x 1.96m )

Door to outside, wall mounted gas fired boiler supplying domestic hot water, radiator, ceramic tiled floor.

### **Bedroom Two**

10' 6" x 10' 9" ( 3.20m x 3.28m )

Window to front, storage cupboard, radiator.

### **Bedroom One**

14' 1" x 10' 9" ( 4.29m x 3.28m )

Radiator, fitted double wardrobe.

### **Shower Room**

6' 4" x 6' 5" ( 1.93m x 1.96m )

Comprising low flush WC, wash hand basin, fully tiled shower cubicle with glazed doors, fully tiled walls, heated towel rail.

### **Outside**

The property has the benefit of front and rear

gardens with the front garden being laid to lawn. Good sized enclosed rear garden which is predominantly laid to lawn with shrubs throughout and patio area.

### **Garage**

8' 2" x 17' 3" ( 2.49m x 5.26m )

Driveway giving access to detached garage with electric power connected.

### **Agents Note**

The property offers immediate vacant possession and has potential for further extension subject to normal planning regulations.

The sale of this property is subject to grant of probate. Please see an update from the branch with regards to the potential timeframes involved.



**view this property online** [williamhbrown.co.uk/Property/RYN109556](http://williamhbrown.co.uk/Property/RYN109556)



welcome to

## Lower Gower Road, Royston

- Spacious two-bedroom detached bungalow.
- Sought-after residential road.
- Easy access to Royston town centre and railway station.
- Spacious and well-proportioned accommodation.
- Detached garage and driveway to side.

Tenure: Freehold EPC Rating: D

**£550,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RYN109556](https://www.williamhbrown.co.uk/Property/RYN109556)



Property Ref:  
RYN109556 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01763 242988**



[royston@williamhbrown.co.uk](mailto:royston@williamhbrown.co.uk)



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)