



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' 7" x 10' 9" (5.05m 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' 6" (3.76m x 2.29m)

Door to outside, radiator.

Kitchen

9' x 9' 5" (2.74m 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' 6" x 6' 3" (1.07m x 1.91m)

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

Bedroom Two

10' 6" x 10' 8" (3.20m x 3.25m)

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 5' 7" (1.93m x 1.70m)

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' 4" (2.49m x 5.28m)

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.



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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

Council Tax Band: D

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109556 - 0012

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