



**Barkway Road, Royston, SG8 9DR**



**welcome to**

**Barkway Road, Royston**

An extremely well-presented and extended end of terrace family home with two bedrooms and two bathrooms. With a secluded garden, garage and offered with no upward chain, the property should be viewed at the earliest opportunity.



### **Door To Entrance Hall**

Radiator, tiled floor, door to lounge.

### **Lounge**

15' 7" x 15' 3" ( 4.75m x 4.65m )

Feature fireplace with gas coal effect fire with mantle over, radiator, under stairs cupboard, double glazed window to front.

### **Dining Area**

10' 1" x 8' 3" ( 3.07m x 2.51m )

Radiator, double glazed double doors to rear which opens onto the kitchen.

### **Kitchen**

16' 9" x 6' 9" ( 5.11m x 2.06m )

Lovely re-fitted kitchen comprising sink with mixer taps and work surface surrounds, range of base and wall units, double glazed window, double glazed door to rear, space and plumbing for automatic washing machine and dishwasher, double glazed window to side.

### **Staircase To First Floor**

Hatch to loft, airing cupboard housing gas boiler, over stairs cupboard.

### **Bedroom One**

10' 11" x 8' 4" plus depth of wardrobes. ( 3.33m x 2.54m plus depth of wardrobes. )

Radiator, double glazed window to front, arch to en-suite.

### **En-Suite**

Suite comprising shower cubicle, radiator, double glazed window to front, ( the en-suite was formally a bedroom three and could easily be reverted back to a bedroom )

### **Bedroom Two**

12' max x 9' 4" ( 3.66m max x 2.84m )

Fitted wardrobes, radiator, double glazed window to rear.

### **Bathroom**

Suite comprising roll top free standing bath with mixer taps and shower attachment over, low flush WC, wash hand basin, radiator, double glazed window to rear.

### **Outside**

#### **Rear Garden**

Secluded low maintenance rear garden which is predominantly paved with a variety of shrubs, gate for side and rear access.

### **Garage**

Single garage located to the rear of the property.

### **Agents Note**

This property is being sold on behalf of corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.



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welcome to

## Barkway Road, Royston

- Extremely well-presented extended end-of-terrace family home.
- Spacious lounge leading through to lovely re-fitted kitchen/diner.
- Two double bedrooms with en-suite to master (originally bedroom three)
- Secluded rear garden.
- Garage.

Tenure: Freehold EPC Rating: D

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN109814 - 0005

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