



**Goodwood Road, Royston, SG8 9TF**



**welcome to**

## **Goodwood Road, Royston**

A spacious 3 bedroom semi-detached family home with scope to extend and improve (subject to planning permissions) in this highly sought-after location. Viewing is recommended at the earliest opportunity.



### **Door To Entrance Hall**

Radiator. Stairs to first floor landing. Cloaks cupboard.

### **Lounge**

14' 7" max x 12' 11" max ( 4.45m max x 3.94m max )  
Understairs cupboard. Radiator. Double glazed window to front. Arch through to dining area.

### **Dining Area**

8' 10" x 8' 10" ( 2.69m x 2.69m )  
Radiator. Double glazed window to rear.

### **Kitchen**

8' 10" x 8' 8" ( 2.69m x 2.64m )  
Kitchen comprising stainless steel sink with mixer taps and work surface surround, range of base and wall units, space and plumbing for automatic washing machine, radiator, double glazed door and double glazed window to rear.

### **First Floor Landing**

Airing cupboard. Hatch to loft. Double glazed window to side.

### **Bedroom One**

11' 1" x 10' 9" ( 3.38m x 3.28m )  
Built in double wardrobe. Radiator. Double glazed window to front.

### **Bedroom Two**

11' x 9' ( 3.35m x 2.74m )  
Built in double radiator. Radiator. Double glazed window to rear.

### **Bedroom Three**

7' 9" x 6' 5" ( 2.36m x 1.96m )  
Overstairs cupboard housing Worcester gas boiler for central heating and domestic hot water. Radiator. Double glazed window to front.

### **Bathroom**

Suite comprising bath with separate shower over, low flush WC, wash hand basin, radiator, wall tiling, double glazed window to rear.

### **Outside**

#### **Rear Garden**

Large paved terrace leads through to the remainder of the garden, with fence surrounds. Personal door to garage.

#### **Garage And Parking**

Single garage with up and over door and further off-road parking.

#### **Agents Note**

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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## **Goodwood Road, Royston**

- Spacious semi-detached family home in sought-after location.
- 3 bedrooms.
- Separate lounge and dining areas.
- Kitchen.
- Secluded rear garden.

Tenure: Freehold EPC Rating: D

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110106 - 0003

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