

Melbourn Road, Royston, SG8 7DG

welcome to

Melbourn Road, Royston

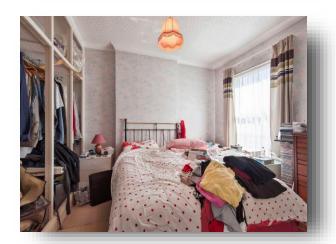
A spacious 3 bedroom family home offering well-proportioned accommodation with the benefit of separate lounge and dining areas, fitted kitchen, cellar, garage to side, and off-road parking to front.

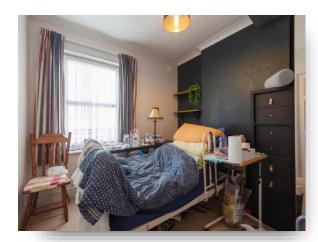












Door To Entrance Porch

Door to entrance hall.

Door To Entrance Hall

Stairs off to first floor landing.

Lounge

12' 3" x 12' 6" (3.73m x 3.81m)

Feature electric fan heater with hearth surround and mantle over. Radiator. Triple sash windows to front. Opens onto dining area.

Dining Area

12' 6" x 12' 7" (3.81m x 3.84m)

Radiator. Double glazed window to rear.

Inner Hallway

Double glazed window to side. Staircase to cellar.

Cellar

12' 3" x 16' 2" (3.73m x 4.93m) Radiator. Brick fireplace.

Kitchen

9' 5" x 20' 9" (2.87m x 6.32m)

Fitted kitchen comprising built in oven and gas hob with extractor hood over, 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, space and plumbing for automatic washing machine. space for dishwasher and large fridge/freezer, double glazed windows to the rear and side, double glazed doors to rear, tiled floor, exposed beams, door to W/C.

WC

Low flush WC, wash hand basin, part tiled walls, wall mounted boiler.

First Floor Landing

Hatch to loft. Built in cupboards.

Bedroom One

10' 1" x 12' 6" (3.07m x 3.81m)

Built in storage. Radiator. Double glazed window to rear.

Bedroom Two

10' 3" x 9' 7" (3.12m x 2.92m)

Radiator. Double glazed window to front.

Bedroom Three

9' 7" x 9' 3" (2.92m x 2.82m)

Built in cupboard. Double glazed window to rear. Radiator.

Bathroom

Suite comprising bath with shower over, low flush WC, wash hand basin, bidet, part tiled walls, radiator, double glazed window to front.

Outside

Rear Garden

Paved patio area leading to the remainder of the garden with fence surround and wooden shed.

Garage

6' 5" x 24' 6" (1.96m x 7.47m)

There is a block paved driveway to front providing off-road parking for 3 cars. Access to garage to the side.





welcome to

Melbourn Road, Royston

- Spacious and well-proportioned semi-detached family home.
- Some further updating required.
- 3 bedrooms.
- Separate lounge and dining areas
- Large cellar and ground floor WC.

Tenure: Freehold EPC Rating: D

Council Tax Band: D

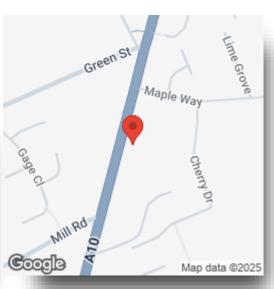
offers in excess of

£450,000







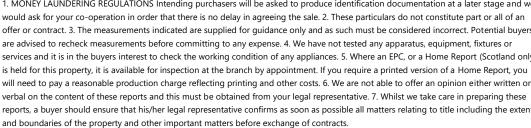


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110221



Property Ref: RYN110221 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent











royston@williamhbrown.co.uk



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



williamhbrown.co.uk

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.