



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.



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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

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Property Ref:
RYN110221 - 0006

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