



Mill Road, Royston, SG8 7AJ

welcome to

Mill Road, Royston

Situated within 1/2 a mile of Royston railway station, an opportunity to purchase a 2 double bedroom end-of-terrace cottage offered with no upward chain and also benefiting from off-road parking. Viewing is highly recommended.



Front Door To Lounge

12' 3" x 11' 4" (3.73m x 3.45m)

Feature fireplace with hearth surround and mantle over. Wall shelving with cupboards below. Radiator. Double glazed window to front.

Kitchen/Diner

21' 3" x 12' 3" (6.48m x 3.73m)

Lovely fitted kitchen comprising 1 1/2 bowl sink unit with mixer taps and work surface surround, space for double cooker with gas hob with stainless steel extractor hood over, range of base and wall units, part tiled walls, space and plumbing for automatic washing machine, space for fridge/freezer, tiled floor, double glazed window to side, double glazed door to rear garden. Door to side hall.

The dining area has a brick fireplace, built in cupboards, radiator, double glazed window to side, stairs off to first floor landing and stairs down to basement.

Side Hall

Door to rear garden. Door to cloakroom/WC.

Cloakroom/W C

Low flush WC. Wash hand basin, radiator. Recess lighting.

Bathroom

Basement bathroom comprising bath with shower over, low flush WC, wash hand basin, radiator, dado rail, floor tiling, recess lighting, window.

First Floor Landing

Hatch to loft.

Bedroom One

12' 3" x 11' 5" (3.73m x 3.48m)

Fireplace. Radiator. Double glazed window to front.

Bedroom Two

12' 4" x 6' 8" (3.76m x 2.03m)

Built in cupboards to one wall. Radiator. Double glazed window to rear.

Outside

Rear Garden

To the rear there is a paved patio area with steps leading to lawn area with flower beds to borders, and paved pathway leading to decked area at the end of the garden. The garden is fence enclosed with wooden shed, and gravel path to the side with gate for side access.

Parking

Driveway to front providing off-road parking.



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Mill Road, Royston

- Spacious end-of-terrace cottage situated within 1/2 a mile of Royston railway station.
- 2 double bedrooms.
- Spacious open plan kitchen/diner.
- Separate lounge.
- 2 bathrooms.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110520 - 0003

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