



Rock Road, Royston, SG8 5EU

welcome to

Rock Road, Royston

An extremely well-presented 2 double bedroom Victorian cottage located in a sought-after location within walking distance of Royston town centre. With 2 reception rooms, utility and large rear garden, viewing of this property is highly recommended.



**Door To:
Lounge**

12' 1" x 11' 10" (3.68m x 3.61m)

Feature fireplace with log-burning stove, hearth, and mantle over. Parquet flooring. Fitted shelving and cupboards. Double glazed window to front. Radiator. Door to dining room.

Dining Room

12' 2" x 10' 4" (3.71m x 3.15m)

Stairs to first floor landing with understair storage cupboards. Radiator. Double glazed window to rear. Recess lighting. Fitted shelving and base unit. Door to kitchen. Parquet flooring.

Kitchen

9' 5" x 7' 1" max (2.87m x 2.16m max)

Lovely fitted kitchen comprising built in oven and gas hob with extractor over, range of base and wall units, 1 1/2 bowl sink unit with mixer taps and work surface surrounds, integral fridge-freezer, space and plumbing for dishwasher, tiled floor and decorative splashback, recess lighting, double glazed window to side, door to outside and utility room.

Utility Room

7' 5" x 4' 5" (2.26m x 1.35m)

Space and plumbing for automatic washing machine and tumble dryer with worktop over. Wall mounted boiler. Double glazed window to side. Tiled floor.

First Floor Landing

Hatch to loft. Doors to:

Bedroom One

12' 1" x 11' 10" (3.68m x 3.61m)

Double glazed window to front. Radiator. Wood flooring. Recess lighting.

Bedroom Two

10' 5" x 9' 2" (3.17m x 2.79m)

Double glazed window to rear. Radiator. Wood flooring.

Bathroom

9' 4" x 7' 1" (2.84m x 2.16m)

Suite comprising bath with shower over, concealed cistern WC, wash hand basin set into unit with storage below, decorative tiled floor, heated towel rail, double glazed window to rear, recess lighting.

Outside

Gated small gravel courtyard to the front of the property.

Rear Garden

Beautifully presented enclosed rear garden with large paved patio with ample space for garden furniture making it an ideal entertainment space, and good sized landscaped lawn area with fence surround, wooden shed, and gate for side access.



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welcome to

Rock Road, Royston

- Much improved spacious Victorian terraced cottage.
- Ideal first time buy or investment property.
- 2 double bedrooms.
- Separate lounge and dining rooms.
- Fitted kitchen and separate utility room.

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110821 - 0005

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