



Connells

Tynan Close,
Royston.

Tynan Close,
Royston, SG8 5FX.

For Sale guide price
£425,000



Property Description

Royston is a quaint market town offering a range of independent retailers and high street names, great schools Ofsted rated good or outstanding, an award-winning park, local golf courses, gymnasiums and a wide variety of restaurants, cafés and gastro-pubs. The thriving churches and various clubs and societies provide a strong community spirit.



Internal

Entrance Hall

Entrance door, wooden effect laminate flooring laid throughout, and radiator fitted.

Cloakroom/Utility Room

Fitted suite comprising of WC, wash-hand-basin, integrated washing machine and tumble dryer, heated towel rail, extractor fan, wall mirror, vinyl flooring and part-tiled walls laid throughout.

Lounge/Diner

Two double glazed windows, wooden effect laminate flooring laid throughout, understairs cupboard, two radiators fitted, and double glazed French doors leading to the rear garden.

Kitchen

Fitted suite comprising of a selection of cream wall and base units with black worktop surround, integrated oven with gas hob and extractor fan, integrated fridge freezer and dishwasher, combi-boiler, spot lights, cream tiled flooring and white part-tiled walls laid throughout, and double glazed window.

First Floor:

Landing

Carpet laid throughout, built-in shelf, with access to part-boarded loft via hatch.

Master Bedroom

Three double glazed windows, carpet laid throughout, and two radiators fitted.

En Suite

Fitted suite comprising of a rainfall shower, WC, wash-hand-basin, heated towel rail, extractor fan, spot lights, tiled walls and flooring laid throughout, and double glazed window.

Bedroom Two

Double glazed window, carpet laid throughout, and radiator fitted.

Bedroom Three

Double glazed window, carpet laid throughout, and radiator fitted.

Family Bathroom

Fitted suite comprising of bath-tub with shower over, WC, wash-hand-basin, extractor fan, cream tiled flooring and walls laid throughout, spot lights, and heated towel rail.

External

Front Garden

Pathway leading to front door, bushes, bark areas, and outside light fitted.

Rear Garden

South facing garden laid to lawn with two patio areas, awning, outside light, water tap, and fence panel surround.

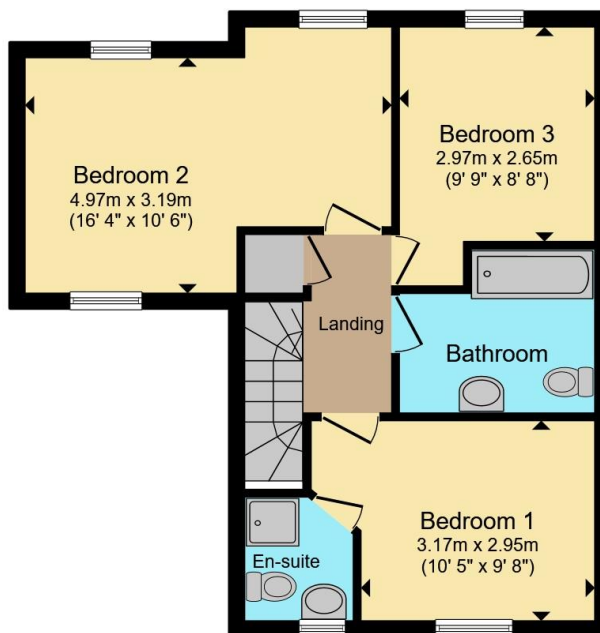
Parking

Two allocated parking spaces, one to the front of the property and one to the side of the property. There is also visitor parking close by.





Ground Floor



First Floor

Total floor area 95.6 m² (1,029 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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6 Station Parade
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EPC Rating: B Council Tax
 Band: D

view this property online connells.co.uk/Property/LCH309674

Tenure: Freehold



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