



Queens Road, Royston SG8 7AN

welcome to

Queens Road, Royston

A spacious and well-proportioned terraced Victorian cottage with three reception rooms, courtyard style garden, and no upward chain. An ideal first time buy or investment property, viewing is highly recommended.



Lounge

Entered via wooden door to the front aspect, window to the front aspect, feature fireplace, radiator, coving to ceiling and door leading to dining room.

Dining Room

Stairs rising to First Floor Landing, stairs descending to basement, antique cast iron kitchen range, radiator and steps leading to kitchen.

Kitchen

Fitted kitchen comprising wall and base units with worksurfaces over, one and a half stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven with gas hob over, plumbing for washing machine, radiator, two windows to the rear aspect and door to the rear aspect leading to conservatory.

Conservatory

Double glazed windows to the side and rear aspect and patio doors to the rear aspect leading to rear garden.

Bathroom

Suite comprising bath with mixer tap and shower over, wash hand basin, low level WC, wall mounted boiler, fully tiled, radiator and obscured window to the rear aspect.

Basement Landing

Stairs descending from Dining room and radiator.

Basement

Wall mounted lights, radiator and obscured window.

First Floor Landing

Stairs rising from Dining Room, window to the rear aspect, access to loft space and doors leading to all rooms.

Bedroom One

Window to the front aspect, feature fireplace with surround and mantel over, radiator and picture railing.

Bedroom Two

Window to the rear aspect, feature fireplace with surround and mantle over, radiator and picture railing.

Bedroom Three

Window to the front aspect, picture railing and radiator.

Externally Rear Garden

Courtyard style garden mainly laid with gravel for easy maintenance, garden Shed and fully enclosed with timber fencing and gated access to the rear aspect.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Queens Road, Royston

- Offered with No Upward
- Three Reception Rooms
- Enclosed Courtyard Style Garden
- Within Walking Distance of Royston Railway Station
- Spacious Three Bedroom Terraced Victorian Cottage

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RYN110723 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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