



Barkway Road, Royston SG8 9EB

welcome to

Barkway Road, Royston

A well-presented three bedroom Edwardian terraced home situated on the popular Barkway Road, offering spacious accommodation and convenient access to Royston town centre, schools and transport links.

Lounge

Entered via wooden door to the front aspect, original bay window to the front aspect, open period fireplace with cast iron hob grate, timber surround and mantel, radiator, original wooden flooring and door leading to dining room.

Dining Room

Original sash window to the rear aspect, stairs rising to first floor landing, stairs descending to basement, door to cupboard, Period cast iron open fireplace with feature surround mantel over and hearth, radiator, original wood flooring and door leading to kitchen.

Kitchen

Solid oak fitted kitchen comprising wall and base units with granite worksurfaces over, stainless steel sink and inset drainer with mixer tap over. Built-in electric oven with gas hob and pull out cooker hood over. Space for fridge/ freezer, plumbing for washing machine, breakfast bar area, newly installed wall mounted boiler, radiator. Original casement window to the side aspect, door leading to downstairs WC and door to the side aspect leading to rear garden. Original chequerboard quarry tiled floor.

Downstairs Wc

Suite comprising wash hand basin, WC, obscured window to the rear aspect and Original quarry tiled floor.

Basement

Stairs ascending to Dining Room, lighting and radiator.

First Floor Landing

Stairs rising from Dining Room, stairs rising to second floor. Door to storage cupboard, radiator and doors leading to:

Bedroom One

Original sash window to the front aspect, built in wardrobes, wall mounted lights and radiator.

Bedroom Two

Original sash window to the rear aspect, door to original built-in storage cupboard and radiator. Original wooden floorboards.

Bathroom

Edwardian suite comprising bath with mains shower over and glass screen, wash hand basin with mixer tap over, low level WC, heated towel rail, radiator. Partly tiled. Period obscured window to the rear aspect.





Second Floor Landing

Stairs rising from First Floor Landing, Velux window and double wooden doors leading to Bedroom Three. Demountable balustrade for furniture access.

Bedroom Three

Timber double glazed windows to the rear aspect, built in cupboards to eaves and radiator. Exposed floorboards.



Externally

Front

Original blue brick steps leading up to front door. York stone doorstep. Tiered front garden with mature box hedge and rare specimen shrub.

Rear Garden

Large rear garden mainly laid to lawn, with paved areas for seating, mature trees and enclosed with fencing.

Parking

Permit Parking to the front 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

Barkway Road, Royston

- Well-presented Edwardian Three bedroom Terraced home
- Popular Barkway Road Location
- Spacious and versatile accommodation
- Large Private Outdoor Space
- Easy access to Royston town centre

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£400,000



Total floor area 110.6 m² (1,190 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



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Property Ref:
RYN110703 - 0004

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