



Grange Bottom, Royston, SG8 9UQ

welcome to

Grange Bottom, Royston

Situated close to the edge of Royston, a spacious and well-presented 3 bedroom semi-detached family home with lovely fitted kitchen/diner and separate lounge, enclosed rear garden, single garage, and off-road parking to front.



Door To Entrance Hall

Built in cupboard. Door to lounge.

Lounge

13' 3" x 9' extending to 10' 5" (4.04m x 2.74m extending to 3.17m)

Radiator. Double glazed window to rear. Stairs off to first floor landing with understairs cupboard. Door to kitchen/diner.

Kitchen/Diner

16' 11" x 11' 4" max (5.16m x 3.45m max)

Comprising sink with mixer taps and work surface surrounds, built in oven and hob with extractor over, range of base and wall units, space and plumbing for automatic washing machine, space for dishwasher, part tiled walls, radiator, double glazed window to rear, sliding double glazed doors to rear garden.

First Floor Landing

Hatch to loft. Built in cupboard. Airing cupboard housing gas boiler.

Bedroom One

11' 7" x 11' 6" (3.53m x 3.51m)

Including depth of wardrobes to one wall. Radiator. Double glazed window to rear.

Bedroom Two

12' 10" x 9' 9" (3.91m x 2.97m)

Radiator. Double glazed window to front. Built in cupboard.

Bedroom Three

9' 3" x 7' (2.82m x 2.13m)

Radiator. Double glazed window to front.

Bathroom

Suite comprising bath with shower over, low flush WC, wash hand basin, heated towel rail, wall tiling, double glazed window to rear.

Outside Rear Garden

Fully enclosed split level rear garden with patio area with steps leading to various levels with lawned areas, mature shrubs and fence surrounds.

Garage

Single garage to front with off-road parking to front.



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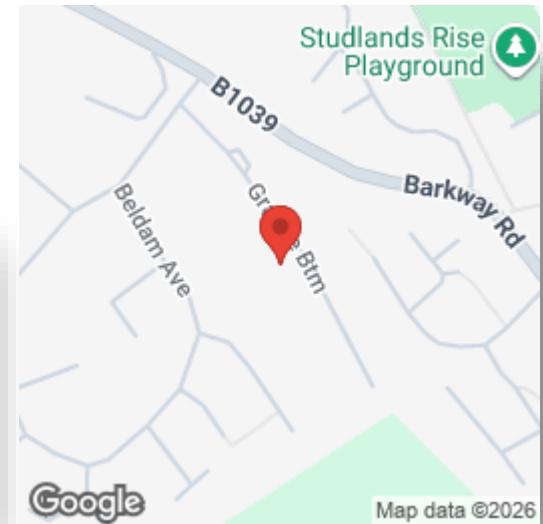
Grange Bottom, Royston

- Spacious and well-presented semi-detached family home.
- Situated close to the edge of Royston.
- 3 bedrooms.
- Lovely fitted kitchen/diner and separate lounge.
- Enclosed split level rear garden.

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£375,000



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