



Burns Road, Royston, SG8 5SY



welcome to

Burns Road, Royston

An opportunity to purchase a spacious 3 bedroom end of terrace family home with 2 reception rooms, lovely re-fitted kitchen, lovely gardens to front and rear, and off-road parking. Ideal for first time buyers and investors alike, viewing is highly recommended.



**Door To:
Dining Room**

10' 10" x 9' 7" (3.30m x 2.92m)

Radiator. Double glazed window to front. Laminate flooring. Door to kitchen. Opens onto lounge.

Lounge

17' 8" x 15' 1" (5.38m x 4.60m)

Stairs off to first floor landing. Feature fireplace with log burner with hearth surround and mantle over. Radiator. Double glazed sliding doors and window to rear garden. Laminate flooring.

Kitchen

15' 4" x 7' (4.67m x 2.13m)

Lovely re-fitted kitchen comprising built in oven and hob with extractor over, 1 1/2 bowl sink unit with work surface surrounds, generous range of base and wall units, built in fridge/freezer and dishwasher, space and plumbing for automatic washing machine and tumbledryer, part tiled walls, radiator, recess lighting, double glazed window to front, skylight window.

First Floor Landing

Doors to:

Bedroom One

12' x 10' 1" (3.66m x 3.07m)

Radiator. Double glazed window to front. Hatch to loft.

Bedroom Two

11' 1" x 10' (3.38m x 3.05m)

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

Bedroom Three

7' 5" x 6' 7" (2.26m x 2.01m)

Double glazed window to front.

Bathroom

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

**Outside
Rear Garden**

Lovely secluded rear garden with paved patio area with steps up to lawn area with flower beds to borders with mature shrubs and trees, wood shed, fence surround, and paved path to side providing side access.

Parking

Driveway to front providing off-road parking.

Agents Note

Please note that the garage pictured to the side belongs to another property.



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welcome to

Burns Road, Royston

- Spacious and well-presented end of terrace family home in sought-after location.
- 3 bedrooms.
- Separate lounge and dining areas.
- Lovely fitted kitchen.
- Secluded good sized rear garden.

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110651 - 0003

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