



Mill Road, Royston, SG8 7AH

welcome to

Mill Road, Royston

A lovely three bedroom end-of-terrace character cottage with large open plan lounge/diner situated in this sought-after location within a short walk of Royston Town Centre, Railway Station and Heath. Early internal viewing strongly recommended.



Front Door

Door to lounge/diner.

Lounge/ Diner

18' 7" x 12' 5" (5.66m x 3.78m)

Spacious open plan lounge/diner with feature fireplace with mantle over, radiator, double glazed window to front, turning staircase to first floor landing. Hatch to un-converted cellar which is currently being used as a storage space.

Kitchen

12' 1" x 6' 3" (3.68m x 1.91m)

'L' shaped kitchen with one-and-a-half bowl sink with mixer taps and work surface surrounds, generous range of base and wall units, space and plumbing for dishwasher and for washing machine, radiator, double glazed window to rear.

Bathroom

Suite comprising bath, concealed cistern WC, wash hand basin set into vanity unit, wall and floor tiling towel radiator, double glazed window to rear.

Staircase To First Floor

Turning staircase from lounge/diner to first floor landing with doors to:

Bedroom One

12' 3" max x 11' 8" max (3.73m max x 3.56m max)

Built-in wardrobes, radiator, double glazed window to rear, door to en-suite WC. (please note that bedroom one is accessed via bedroom three).

En-Suite WC

Fitted with WC and wash hand basin.

Bedroom Two

12' 5" max x 10' 5" max (3.78m max x 3.17m max)

Feature fireplace, radiator, double glazed window to front.

Bedroom Three

9' 8" max x 7' 8" max (2.95m max x 2.34m max)

Built-in wardrobe housing combination gas-fired

boiler, radiator, over-stairs cupboard, velux window, door to bedroom one.

Outside

Rear Garden

Large landscaped rear garden with paved patio leading to large shaped lawn with a range of shrubs and trees to borders. To the far end of the property there is a further paved terrace and garden shed.

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

Mill Road, Royston

- *BACK ON THE MARKET DUE TO CHAIN BREAK*
- Spacious end-of-terrace character cottage situated in a sought-after residential location within a short walk of Royston Railway Station, Town Centre and Heath.
- Three bedrooms.
- Large open plan lounge/diner.
- Spacious kitchen.

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

£367,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RYN110365 - 0007

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