

- Stunning Terrace Character Home
- Two bedrooms
- Large South facing garden
- Off road parking
- Basement/Cellar
- First floor shower room
- Close to Royston train station.
- Living room and dining room
- Heaps of character and charm

ORCHARD ROAD, ROYSTON

A smartly presented character home set within easy reach of Royston train station and benefits from off road parking and a good size South facing rear garden. Featuring two reception rooms, separate kitchen, first floor shower room and basement. Full of charm and character and must be viewed to be appreciated.

2 1 2 **EPC 58**

OFFERS IN EXCESS OF
£325,000

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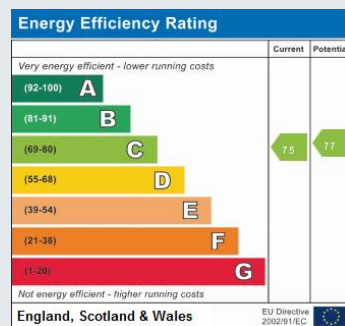
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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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INTRODUCTION Wellington Wise are delighted to offer for sale this stunning character home that has heaps of charm and character and would be an ideal first home. Set within easy reach of Royston train station too and features a large rear garden that faces South. The property features two separate reception rooms, a kitchen, a basement/cellar, two bedrooms, and a first floor shower room.

STEP INSIDE

The front door opens to an entrance porch with a stain glass window to the side and coats hanging space. Door to the ding room. With a double glazed window to the front and a feature fireplace surround, a door to the living room, comprises a feature fireplace and surround. Built in cupboard and door to rear entrance hall. Door down to cellar/basement. Open plan through to the kitchen. Comprising a range of fitted base units with contrasting wood surfaces over. Inset drainer sink. A bright dual aspect room with double glazed windows to the rear and side. The basement offers an ideal storage cellar.

To the first floor is a landing space. The master bedroom is to the front with a double glazed window and a fitted wardrobe. Feature fireplace and surround. The second bedroom is a perfect guest bedroom or home office with a fitted wardrobe and a double glazed window to the rear. The shower room has a double glazed window to the rear and comprises a three piece suite of a large walk in shower enclosure, low level WC and wash hand basin. Beautifully appointed with white sanitary ware and fully tiled walls.

In all there is 697 sq ft of space.

STEP OUTSIDE

To the front, the garden has been converted to offer an off road parking space.

The rear garden is in excess of 80 ft in length and faces South. Mainly laid to lawn with a range of flower and shrub borders.

LOCATION

Orchard Road is a convenient location close to the train station and local schools, plus within a 10 minute walk of the town centre.

The town centre of Royston offers banks, a library as well as a mixture of high street shops, on the outskirts of town is a large Tesco Superstore, an Aldi and M & S Food Hall. There is a leisure centre with a swimming pool and gym plus further sports activities all around The Heath Sports Club.

There are good road connections with the A1/M at Baldock 9 Miles to the West and the M11 is 8 miles to the North East (approx). Luton and Stansted Airports are both within 40 minutes drive.

