



- Spacious Three Bedroom Home
- 1894 Victorian Built
- Lounge
- Dining Room
- Basement/Cellar
- Kitchen/breakfast room
- 175ft rear garden
- Gas fired heating system
- No Onward Chain



GOWER ROAD, ROYSTON

A spacious three bedroom Victorian house with accommodation split over four storeys. The well presented property comprises: Two separate reception rooms, good size kitchen breakfast room, bathroom and shower room on the first floor. To the rear is a large rear garden measuring around 175ft in length.

3 2 2 EPC

GUIDE PRICE
£525,000

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A leading independent property service provider with offices in **St Ives, Royston & Melbourn.**

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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 spacious character home built in 1894. Set in a delightful non estate location close to Royston train station. The property comprises a generous rear garden mainly laid to lawn and is approximately 175ft in length. We look forward to showing you around, please get in touch for more information!

STEP INSIDE

The front door opens to a generous reception hall with stairs to the first floor and window to side. Doors open to the lounge, dining room and kitchen and a further door that open to a basement. The cellar has a window to rear and is fab storage but could be converted into an office or play room. The lounge has a double glazed window to the front and has a feature fireplace surround. Currently has a blocked in flue and could re opened if you would like to add a fireplace or stove. The dining room has a window to rear and built in storage cupboard and also comprises a blocked fireplace and surround. The kitchen is a generous space with an open plan breakfast room. Comprises a range of fitted wall and base units with work surfaces over, inset drainer sink unit, integrated 4 ring gas hob, electric oven and wall mounted gas boiler.

To The first floor is a landing space with window to front. The master bedroom is to the front. The second bedroom is also a decent size double and has a window to rear. There is a lobby which opens to a bathroom and shower room. The bathroom has a window to the side and comprises a three piece suite of a panel enclosed bath, low level WC and wash basin. The shower room also has a three piece suite and has a shower cubicle. low level WC and wash basin. The top floor comprises a loft bedroom three with a velux window to rear.

In all there is 1306 sq ft of space

STEP OUTSIDE

To the rear is a good size garden and measures around 175ft in length. Mainly laid to lawn with a range of flower and shrub borders. Paved patio area. All enclosed by panel fencing with a gated side access. To the front is a gravel landscaped garden. The kerb is currently is not dropped, but this could be a conversation to have in the future with Hertfordshire Highways department.

LOCATION

Gower Road is an older style road with a wide selection of fine homes. The property is within a short walk of Royston's mainline train station.

Royston mainline train station offers a fast a frequent service in London Kings Cross and Cambridge. The town of Royston offers banks, a library as well as a mixture of high street shops, a Tesco Superstore, Aldi and M&S Food Hall. Therfield Heath and all its sporting facilities, golf club and countryside walks.

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

