

- Two Double Bedrooms
- Enclosed Rear Garden
- Permit Parking
- Close to Railway Station
- Integrated Fridge Freezer and Dishwasher
- Cellar
- Lounge/Dining Room
- Gas Central Heating
- CHAIN FREE!

QUEENS ROAD, ROYSTON

This period terraced cottage has been updated to a high standard throughout. Located within just a moments walk of the train station and with accommodation comprising, Lounge/Dining Room, Kitchen, Bathroom & 2 Double Bedrooms. The property benefits from a gas radiator heating system & enclosed garden.

2 1 1 **EPC**

OFFERS OVER
£290,000

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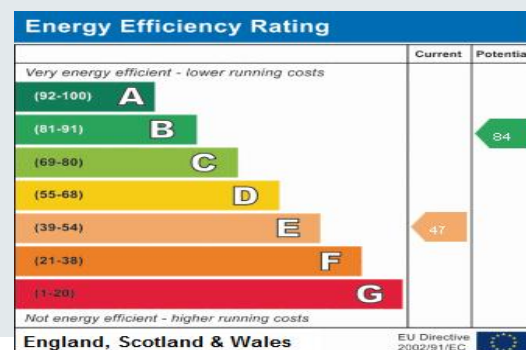
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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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Ground Floor

Lounge/ Dining Room 21'6" x 12'7" (6.55m x 3.84m) Open planned layout, with dual aspect double glazed windows to front and rear, radiator, access to cellar, stairs to first floor, attractive wooden flooring in lounge area, door to front.

Cellar 9'4" x 9'0" (2.82m x 2.74m) Completed to a high standard and with wood effect laminate flooring creating a superb room with flexible usage. Radiator, meter cupboard.

Kitchen 12'3" x 7'4" (3.71m x 2.24m) Double glazed window to rear, radiator, fitted with a range of wall and base units with work surfaces over housing an inset stainless steel sink and drainer unit, integrated oven and hob with extractor hood over, space and plumbing for washing machine, integrated fridge/freezer, integrated dishwasher, tiled splash backs, ceramic tiled floor, wall mounted gas fired boiler.

REAR PORCH Window to side, door to rear garden, cermaic tiled flooring.

First Floor

Landing Loft access hatch, radiator.

Bedroom 1 12'7" x 10'6" (3.84m x 3.20m) Double glazed window to front, radiator.

Bedroom 2 10' 7" x 9' 6" (3.23m x 2.90m) Double glazed window to rear, radiator.

Bathroom Obscured double glazed window to rear, chrome heated towel rail, re-fitted four piece suite in white comprising freestanding roll top bath, double shower cubicle, low level w.c. and wash hand basin, part tiled walls, inset ceiling spotlights, airing cupboard housing a hot water cylinder, air extractor fan.

Outside

Rear Garden Rear garden that is mostly laid to lawn with timber fence borders. Paved patio area with storage shed, access path with right of way to the immediate rear.

Parking Street permit parking is readily available to the front of the property.

