



- Modern semi detached home
- Well presented throughout
- Two off road parking spaces
- Attractive West facing rear garden
- Two Bedrooms
- Downstairs WC
- Cul De Sac Location
- Popular edge of town development
- Kitchen breakfast room

REDWING RISE, ROYSTON

A very well presented semi detached home set toward the end of a quiet cul de sac location close to the edge of town. Featuring two off road parking spaces, a private West facing rear garden and a downstairs WC.

2 1 1 EPC

GUIDE PRICE
£375,000

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

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REDWING RISE, ROYSTON

GUIDE PRICE
£375,000

INTRODUCTION Wellington Wise are delighted to offer for sale this smartly presented semi detached home. The home is situated towards the end of a quiet cul de sac toward the edge town. The property is a good size two bedroom home and features an attractive West facing rear garden and two parking spaces to the front.

STEP INSIDE

The front door opens to a welcoming reception hall with stairs to the first floor. There is a ground floor WC with double glazed window to the front and a two piece suite of a low level WC and wash basin. The kitchen is to the front with a range of fitted wall and base units and work surfaces over. Inset drainer sink unit and built in 4 ring gas hob with double electric oven. Plumbing for washing machine and dishwasher. Wall mounted gas boiler for central heating system. The lounge is to the rear and has double glazed French doors opening to the rear garden.

The first floor has a landing with a built in airing cupboard housing the hot water tank and linen shelves.. The main bedroom is to the front with two double glazed windows to front and features a fitted double wardrobe. The second bedroom has a double glazed window to rear. The bathroom has a double glazed window to the rear and comprises a three piece suite of a panel enclosed p shaped bath with shower over, low level WC and wash basin. Part tiled walls.

In all there is 629 sq ft of internal space

STEP OUTSIDE

To the front is a small lawn area and covered storm porch. There are two allocated parking spaces directly at the front of the house.

The rear garden is an attractive West facing rear garden. Mainly laid to lawn with a range of flower and shrub borders. Paved patio terrace and all enclosed by fencing with a gated side access.

LOCATION

Redwing Rise is set on the regarded Templars Gate development on the edge of town.

This development is very popular within Royston and is home to the town leisure centre, which has a host of facilities including swimming pool, gymnasium and hall for many activities. There are also highly regarded schools nearby, with the town centre and train station around a 15 minute walk from the property.

