



**Normans Lane, Royston, SG8 9BS**



**welcome to**

**Normans Lane, Royston**

A spacious and well-presented 2 double bedroom Victorian cottage situated within Royston town centre, with lovely courtyard style garden and allocated parking. Ideal for first time buyers and investors alike, early internal viewing is highly recommended.



### **Door To Lounge**

12' 2" x 9' 1" ( 3.71m x 2.77m )

Feature open fireplace with log burner and hearth. Radiator. Wood flooring. Double glazed window to front. Door to dining room.

### **Dining Room**

12' 2" max x 9' max ( 3.71m max x 2.74m max )

Stairs off to first floor landing. Feature fireplace. Double glazed door to rear garden. Door to cellar. Door to kitchen. Radiator.

### **Kitchen**

6' 6" x 6' 2" ( 1.98m x 1.88m )

Lovely fitted kitchen comprising built in oven and gas hob, butler style sink with mixer taps and work surface surrounds, base and wall units, space and plumbing for automatic washing machine, fitted fridge, part tiled walls, recess lighting, double glazed window to side, door to ground floor bathroom.

### **Ground Floor Bathroom**

6' 6" x 5' 5" ( 1.98m x 1.65m )

Suite comprising bath with shower over, low flush WC, wash hand basin, heated towel rail, part tiled walls, recess lighting, window to rear.

### **Cellar**

11' 2" x 7' 11" ( 3.40m x 2.41m )

Understair cupboard. Radiator.

### **First Floor Landing**

Hatch to loft. Doors to:

### **Bedroom One**

12' 4" x 9' 2" ( 3.76m x 2.79m )

Built in wardrobe and cupboard. Radiator. Double glazed window to rear.

### **Bedroom Two**

12' 4" x 9' ( 3.76m x 2.74m )

Radiator. Double glazed window to front.

### **Outside**

### **Rear Garden**

Good sized courtyard style garden with 2 paved patio areas separated by steps, with feature wall to rear, fence surround, and mature trees throughout.

### **Parking**

Allocated parking to the front of the property.



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## Normans Lane, Royston

- Extremely well-presented spacious terraced Victorian cottage.
- Envidable position within Royston Town centre.
- 2 large double bedrooms.
- Separate lounge and dining rooms.
- Lovely fitted kitchen.

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

**£330,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110662 - 0003

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