



Queens Road, Royston, SG8 7AN

welcome to

Queens Road, Royston

A spacious and well-proportioned terraced Victorian cottage with 3 reception rooms, courtyard style garden, and no upward chain. An ideal first time buy or investment property, viewing is highly recommended.



Auctioneer's Comments

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Door To: Lounge

14' 2" x 11' 10" (4.32m x 3.61m)

Feature fireplace with hearth, surround, and mantle over. Wood flooring. Radiator. Double glazed window to front. Door to dining room.

Dining Room

14' 4" x 8' 1" (4.37m x 2.46m)

Stairs to first floor landing and down to cellar. Fitted original bread oven. Tiled floor. Radiator. Steps leading to kitchen area.

Kitchen

12' 3" Max x 7' 6" max (3.73m Max x 2.29m max)

Comprising 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, built in oven and gas hob with extractor over, range of base and wall units, space for kitchen appliances such as fridge-freezer, part tiled walls, radiator, door to conservatory and ground floor bathroom.

Ground Floor Bathroom

8' 6" x 5' 5" (2.59m x 1.65m)

Comprising bath with shower over, wash hand basin, low flush WC, wall mounted boiler, wall and floor tiling, radiator, window to rear.

Conservatory

7' 8" x 7' 7" (2.34m x 2.31m)

Windows and door to rear garden.

Cellar

12' 9" x 10' 9" (3.89m x 3.28m)

Radiator. Fitted base units. Wall lighting. Feature brick fireplace surround with wine storage.

Bedroom One

12' x 7' 10" (3.66m x 2.39m)

Feature fireplace with mantle over. Radiator. Sash window to front.

Bedroom Two

11' 4" x 8' 2" (3.45m x 2.49m)

Feature fireplace with mantle over. Radiator. Sash window to rear.

Bedroom Three

8' 11" x 6' 1" (2.72m x 1.85m)

Radiator. Sash window to front.

Outside

There is on street parking to the front of the property.

Rear Garden

Enclosed courtyard style garden with fence surround and gate for rear access.



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Queens Road, Royston

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious terraced Victorian cottage offered with no upward chain.
- 3 bedrooms.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110837 - 0002

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