



THIS HOUSE
WAS ERECTED
BY
C. BELDAM ESQ.

54, Kneesworth Street

Royston,
Hertfordshire, SG8 5AH
£150,000

COUNTRY PROPERTIES
PART OF HUNTERS

Country Properties are pleased to offer to the market a unique Large Studio Bungalow with garden, situated within walking distance of Royston's train station. The property briefly comprises of kitchen, living area, shower room and courtyard garden. Potential to extend (STPP) Coming to the market with no upward chain. Ideal for investors/first time buyers.

- CHAIN FREE
- Ideal for investor/first time buyers
- Close to station
- Enclosed courtyard garden
- Front garden including shed
- Walking distance to town

Location

Royston is located within Hertfordshire and on the border of Cambridgeshire and has a mix of rich heritage, green open spaces and town centre streets with a variety of cafes and restaurants offering a diverse mix of food and drink. Within the town you have all the facilities you may wish for, whether you are young or old, single, a couple or family. To mention a few, you have a leisure centre, tennis, rugby, hockey and golf club on Royston Heath, as well as community groups, library, doctors, dentists and a number of excellent schools to choose from within its three-tiered system. Surrounding Royston there is beautiful countryside and some delightful villages, such as Barley, Therfield and Barrington, just to name a few, which are within just a few miles of the town.

Accommodation

Entrance

Porch over front entrance. Wooden front door to:-

Hall

Obscure panelled glass door. Radiator.

Kitchen/Living Room

17' 10" x 5' 9" (5.44m x 1.75m)
uPVC french doors to courtyard garden. uPVC double glazed Georgian bar window. Range of base and wall mounted units with work surfaces over. Single sink and drainer with swan neck tap. Cooker with extractor over. Fridge/freezer and washing machine. Partly tiled. Obscure glass door to:-

Bedroom

9' 10" x 9' 1" (3.00m x 2.77m)
uPVC double glazed Georgian bar window. Built-in wardrobe. Radiator.

Shower Room

Obscure uPVC double glazed window. Shower cubicle with electric shower over. Wash hand basin. Low level WC. Fully tiled. Loft hatch.



Outside

Front Garden

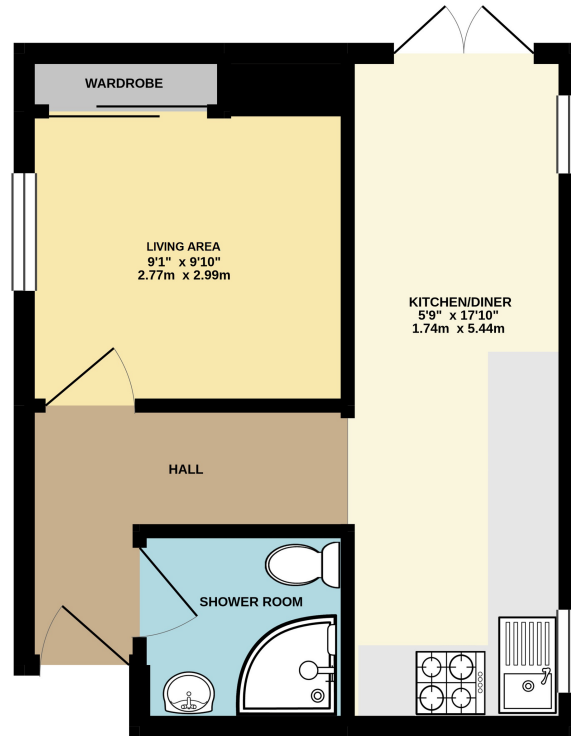
Property approached via small gate and pathway to porch. Garden laid to lawn with flower borders. Garden Shed.

Courtyard

Accessed via Kitchen french doors. Fully enclosed by fencing. Laid to patio.



GROUND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		94
(81 to 91)	B		
(69 to 80)	C		64
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 257 sq.ft. (23.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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