



# 8, Normans Lane

Royston,  
Hertfordshire, SG8 9BS  
Freehold - OIEO £315,000

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properties



This charming and contemporary mid-terrace property is situated perfectly being a stones throw away from Royston Town Centre. The proximity to the High Street allows the new homeowner to easily enjoy all local amenities such as shops, restaurants and cafes. The ground floor comprises of a spacious living room with feature fireplace, bright kitchen/diner with access to the cellar and entry to the south facing courtyard garden to the rear. The first floor accommodation offers two good sized bedrooms and a modern family bathroom. This home also includes two parking spaces making this an ideal purchase for a multitude of buyers.

- CHAIN FREE
- Character property
- Cellar
- Modern specification
- Proximity to High Street
- 2 Parking spaces
- Council Tax band C
- EPC rating C

## Accommodation

### Lounge

8' 9" x 12' 1" (2.67m x 3.68m)  
Double glazed window to the front aspect, fireplace with wood burner, double radiator, spotlights.

### Kitchen/Diner

11' 6" x 12' 1" (3.51m x 3.68m)  
Window to the rear aspect, range of wall mounted and base level units with wooden work surface over, electric oven with extractor fan over, tiled splashback, space for a fridge/freezer, integral dishwasher and washing machine, lino flooring, stairs descending to the cellar, door onto the rear garden.

### Cellar

9' 0" x 12' 0" (2.74m x 3.66m)  
Power points, lighting.



## First Floor

### Bedroom One

9' 2" x 7' 2" (2.79m x 2.18m)

Double glazed window to the front aspect, radiator, carpeted flooring.

### Bedroom Two

9' 2" x 7' 2" (2.79m x 2.18m)

Double glazed window to the rear aspect, radiator, carpeted flooring.

### Bathroom

Window to the rear aspect, WC, bath, wash hand basin with vanity unit below, heated towel rail, tiled walls, access to the loft, laminate flooring.

## External

### Rear

The rear garden is south facing with a raised decked area ideal for entertaining and dining.

## Front

Two allocated parking spaces.



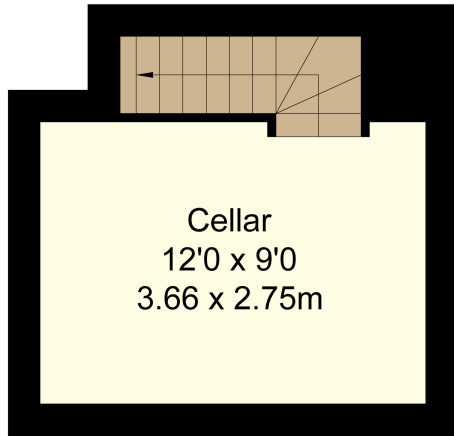




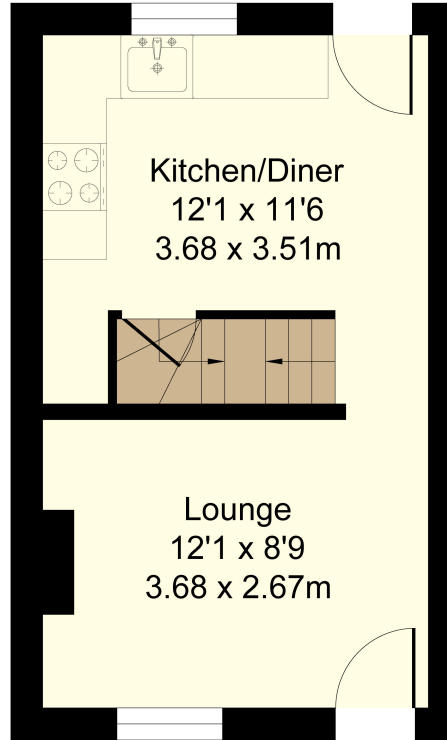


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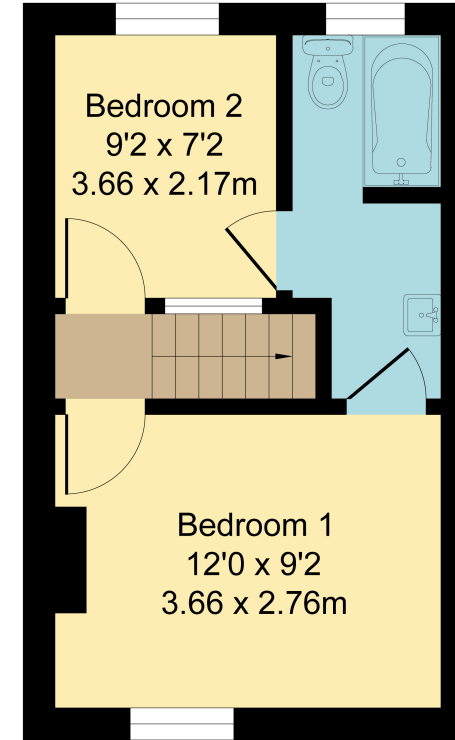
**Cellar**  
Area: 12.10 m<sup>2</sup> ... 130 ft<sup>2</sup>



**Ground Floor**  
Area: 23.50 m<sup>2</sup> ... 254 ft<sup>2</sup>

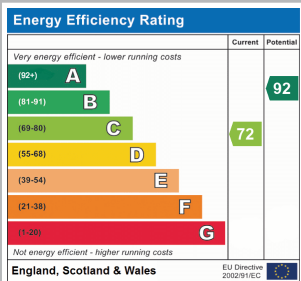


**First Floor**  
Area: 23.40 m<sup>2</sup> ... 252 ft<sup>2</sup>



**Total Area: 59.0 m<sup>2</sup> ... 635 ft<sup>2</sup>**

All Measurements are approximate and for display purposes only



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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