



Barkway Street

Royston,
Hertfordshire, SG8 9EE

Freehold - Offers in Excess of £280,000

country
properties

We are pleased to present this characterful Edwardian terraced home to the market. This lovely property is only a stone's throw away from Royston High Street and is just over half a mile from the train station. This convenient location is the perfect spot to enjoy all the local amenities that Royston has to offer. The ground floor comprises of an extremely spacious lounge/diner and kitchen with access to the cellar, and you will find 2 double bedrooms and bathroom on the first floor. Externally the property includes a private rear garden. Permit parking is also available.

- CHAIN FREE
- Character Edwardian home
- Two double bedrooms
- Cellar
- Rear garden
- Permit parking
- Council Tax band C
- EPC rating D

Ground Floor

Entrance

uPVC front door to:

Lounge/Diner

28' 3" x 13' 1" (8.61m x 3.99m)

Double glazed window to the front and rear aspect, stairs rising to first floor, stripped wood flooring, built in storage cupboard, double radiator, access to the cellar.

Kitchen

9' 7" x 7' 8" (2.92m x 2.34m)

Double glazed window to the rear aspect, tiled flooring, range of wall mounted and base level units with work surface over, cooker, space for a washing machine and fridge, radiator, side door onto garden.

Cellar

28' 3" x 13' 1" (8.61m x 3.99m)

Cupboard housing fuse board and electric meter. Gas meter, timber stairs leading from lounge/diner. Trapdoor entrance from under stairs.



First Floor

Bedroom One

13' 1" x 12' 2" (3.99m x 3.71m)

Double glazed window to the rear aspect, built in wardrobe, airing cupboard, radiator, door to bathroom.

Bedroom Two

13' 1" x 12' 3" (3.99m x 3.73m)

Double glazed window to the front aspect, built in wardrobe, radiator.

Bathroom

9' 8" x 7' 8" (2.95m x 2.34m)

Vinyl flooring, double glazed window to the rear aspect, bath, WC, wash hand basin with pedestal and tiled splash back, radiator.

External

Rear Garden

Garden laid to lawn part enclosed by fencing with a patio area and shed. There is a right of access giving access to both occupier and neighbours.





Approximate Gross Internal Area
 Lower Ground Floor = 34.4 sq m / 370 sq ft
 Ground Floor = 42.3 sq m / 455 sq ft
 First Floor = 42.1 sq m / 453 sq ft
 Total = 118.8 sq m / 1,278 sq ft

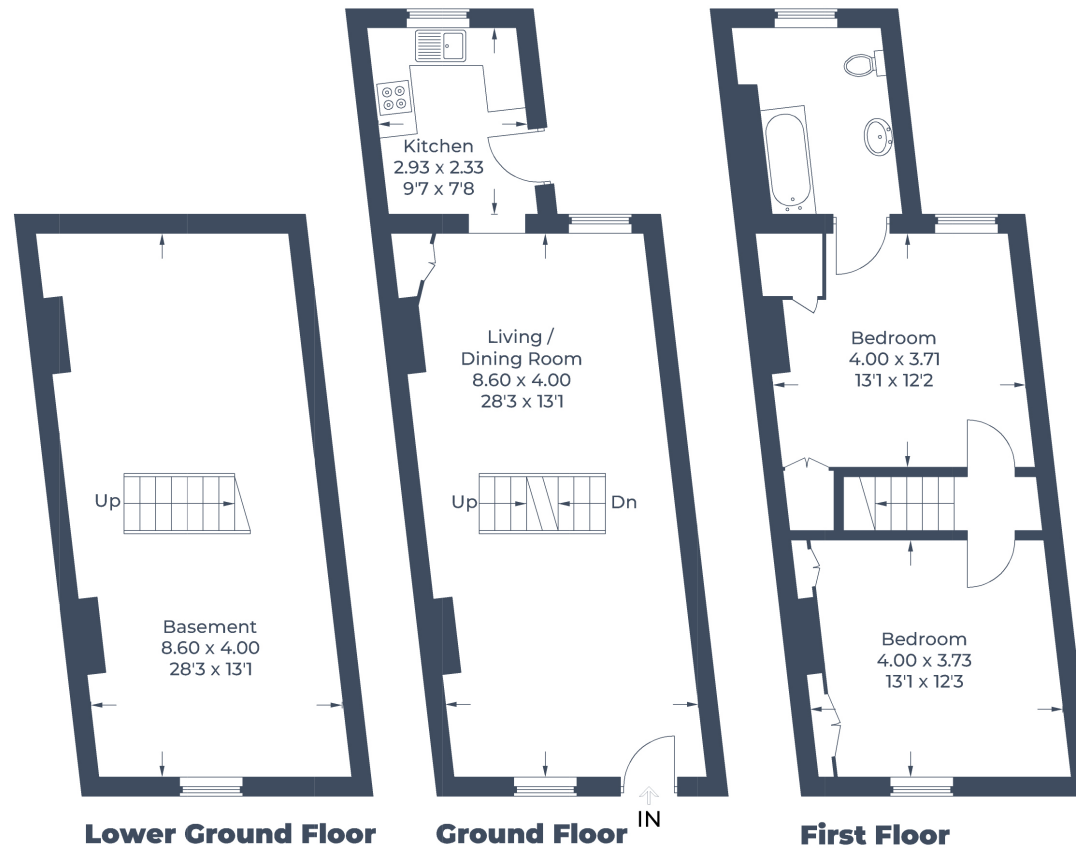


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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