19, The Close

ROYSTON,
Hertfordshire, SG8 7JT
£260,000

COUNTRY PROPERTIES
PART OF HUNTERS

A great two bedroom house in need of a little updating and being offered Chain Free. Located in a popular area of Royston and close to local amenities and schools. The accommodation comprises two good size bedrooms, kitchen, living/dining room, shower room and pleasant rear garden.

- Chain Free
- Two Bedrooms
- Living / Dining Room
- Pleasant Garden
- Gas Central Heating
- Popular Location
- In Need of Modernisation

Ground Floor

Front door leading to:

Hallway

Stairs to first floor. Door to living room. Radiator.

Lounge Diner

21' 03" x 11' 09" (6.48m x 3.58m) Window to the front aspect and patio doors to the rear. Gas Fire with panelled wood surround and feature wall. Under stairs storage housing the meters. Door to the Kitchen.

Kitchen

6' 09" x 9' 03" (2.06m x 2.82m) Wall mounted and base units. Space for free standing cooker. Space and plumbing for washing machine and fridge freezer. Under stairs storage cupboard/pantry. Door and window to the rear garden.

First Floor

Landing

Storage cupboard. Acces to loft hatch,

Bedroom One

11' 11" x 11' 4" (3.63m x 3.45m) Built-in wardrobes one housing the hot water tank, chest of drawers and under window storage. Window to front.

Bedroom Two

10' 4" x 8' 6" (3.15m x 2.59m)
Storage cupboard housing boiler.
Window to rear.

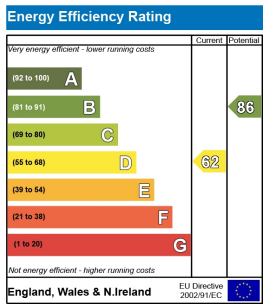
Bathroom

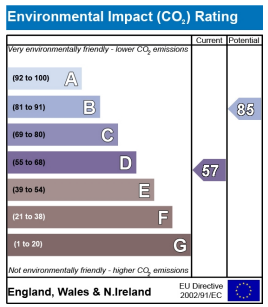
Suite comprising corner shower enclosure, low level wc and wash hand basin. Window to rear.

External

Rear Garden

Lawn and patio area, two sheds and side shared access.





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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