



# 4, Kings Walk

Upper King Street, Royston,

SG8 9BP

**£300,000**

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properties

This lovely two bedroom terraced house for over 55's, right in the heart of the town centre in Royston. Perfectly located in a quiet area, close to shops and amenities. This property offers independent living with assistance if required and comprises; lounge/diner, modern fitted kitchen, downstairs WC, two double bedrooms, wet room, private patio and communal garden, off road parking and garage. Offered chain free!

- 2 Double Bedroom Terraced House
- Lounge/Diner
- Modern Fitted Kitchen
- Downstairs WC and Additional Wet Room
- Quiet Central Location In The Heart Of The Town

## Ground Floor

### Entrance Hall

Upvc door, pull cord Careline call system, central heating dial, radiator, stairs to first floor, large carpeted storage cupboard with electrics.

### Kitchen

10' 1" x 8' 11" (3.07m x 2.72m)  
Wall and base units, roll edge work top with stainless steel sink and drainer with mixer taps, tiled splash back, Upvc window and door to rear, oven and induction hob, space and plumbing for washing machine and tumble dryer, built in fridge/freezer, radiator, plug sockets.

### Lounge/Diner

15' 8" x 12' 7" (4.78m x 3.84m)  
Upvc window to the front aspect, two radiators, Upvc sliding patio doors to rear.

### Cloakroom

low level flush WC, Worcestershire bosh combination boiler, wash hand basin, partly tiled.



## First Floor

### Landing

Upvc arched window, smoke detector, airing cupboard housing the water tank, access to:

### Master Bedroom

15' 9" max x 12' 8" (4.80m x 3.86m)

Upvc dual aspect windows to both sides, plug sockets, large radiator, two large fitted wardrobes

### Bedroom 2

10' 2" x 9' 0" (3.10m x 2.74m)

Upvc window to side aspect, loft access, radiator, plug sockets

### Wet Room

Obscure Upvc window to side aspect, shower, low level flush WC, wash hand basin, fully tiled, space above recess of the stairs, radiator

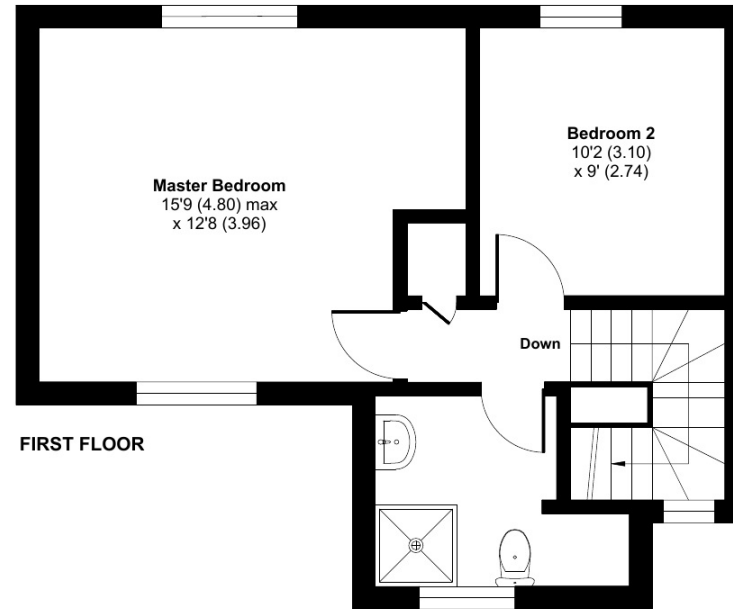
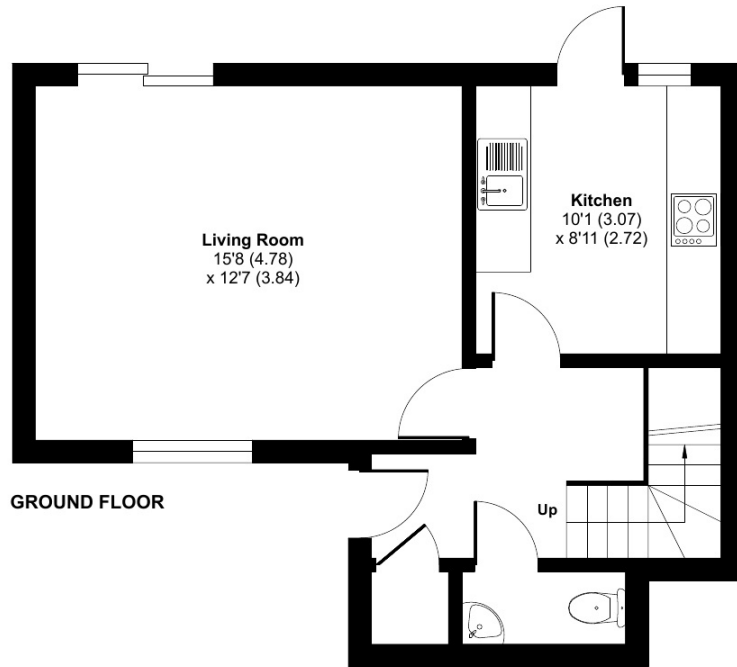
### External

Parking space and garage, small courtyard at the front, private patio area with small wall with steps leading down to the communal garden at the rear



Approximate Area = 824 sq ft / 76.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1074188

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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