



Normans Lane, Royston, SG8 9BS



**william
h brown**

welcome to

Normans Lane, Royston

A extremely well-presented 2 double bedroom Victorian cottage situated within Royston town centre, with lovely courtyard style garden and allocated parking. Ideal for first time buyers and investors alike, early internal viewing is highly recommended.



Door To Lounge

12' 1" x 8' 11" (3.68m x 2.72m)

Beautifully presented lounge with feature fireplace with log burner, tiled hearth and surround, twin inset decorative book shelves with cupboards below, wall lighting, double glazed window to front, radiator, wood flooring, door to kitchen/diner.

Kitchen/Diner

12' 3" max x 9' 1" max (3.73m max x 2.77m max)

Lovely fitted kitchen/diner comprising built in Range cooker with decorative tiled splashback, enamel butler sink unit with mixer taps and work surface surrounds, good range of base and wall units, space and plumbing for dishwasher, built in cupboard, ceramic tiled floor, stairs to first floor landing, recess lighting, double glazed window to rear, radiator. door down to cellar space, door to utility.

Utility Area

6' 6" x 6' (1.98m x 1.83m)

Space and plumbing for automatic washing machine and tumbledryer. Wall mounted gas boiler. Radiator. Door to outside. Door to ground floor bathroom.

Ground Floor Bathroom

Suite comprising bath with shower over, low flush WC, wash hand basin, heated towel rail, wall and floor tiling, double glazed windows to rear and side, recess lighting.

Cellar

12' x 8' 8" (3.66m x 2.64m)

Accessed from kitchen/diner. Fitted shelves and storage. Exposed beams. Radiator.

First Floor Landing

Doors to:

Bedroom One

12' 2" x 9' 1" (3.71m x 2.77m)

Fitted wardrobe. Hatch to loft. Recess lighting. Radiator. Double glazed door to rear.

Bedroom Two

12' 2" x 9' 1" (3.71m x 2.77m)

Radiator. Double glazed window to front. Recess lighting. Built in shelving.

Outside Parking

Allocated parking to the front of the property.

Rear Garden

South facing low maintenance enclosed rear garden laid to paved patio area with space for garden furniture perfect for entertaining, flower beds to borders, fence and wall surround, gate for side access.



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welcome to

Normans Lane, Royston

- Extremely well-presented spacious terraced Victorian cottage.
- Envidable position within Royston town centre.
- 2 large double bedrooms.
- Lovely lounge.
- Fitted kitchen/diner with separate utility area.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110773 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk