Connells

Tynan Close,
Royston.

Tynan Close,
Royston, SG8 5FX.

For sale
£399,950

Property Description

Royston is a quaint market town offering a range of independent retailers and high street names, great schools Ofsted rated good or outstanding, an award-winning park, local golf courses, gymnasiums and a wide variety of restaurants, cafés and gastro-pubs. The thriving churches and various clubs and societies provide a strong community spirit.

Key Features:

- Large plot, potential to extend STPP
- Parking to two cars
- Three double bedrooms
- Family bathroom, en-suite and a cloakroom
- Walking distance to the train station
- Quiet cul-de-sac location
- Well presented throughout
- Good sized lounge diner

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Internal

Entrance Hall
Entrance door, wooden effect laminate flooring laid throughout, and radiator fitted.

Cloakroom/Utility Room
Fitted suite comprising of WC, wash-hand-basin, integrated washing machine and tumble dryer, heated towel rail, extractor fan, wall mirror, vinyl flooring and part-tiled walls laid throughout.

Lounge/Diner
Two double glazed windows, wooden effect laminate flooring laid throughout, understairs cupboard, two radiators fitted, and double glazed French doors leading to the rear garden.

Kitchen
Fitted suite comprising of a selection of cream wall and base units with black worktop surround, integrated oven with gas hob and extractor fan, integrated fridge freezer and dishwasher, combi-boiler, spot lights, cream tiled flooring and white part-tiled walls laid throughout, and double glazed window.

First Floor:

Landing
Carpet laid throughout, built-in shelf, with access to part-boarded loft via hatch.

Master Bedroom
Three double glazed windows, carpet laid throughout, and two radiators fitted.

En Suite
Fitted suite comprising of a rainfall shower, WC, wash-hand-basin, heated towel rail, extractor fan, spot lights, tiled walls and flooring laid throughout, and double glazed window.

Bedroom Two
Double glazed window, carpet laid throughout, and radiator fitted.

Bedroom Three
Double glazed window, carpet laid throughout, and radiator fitted.

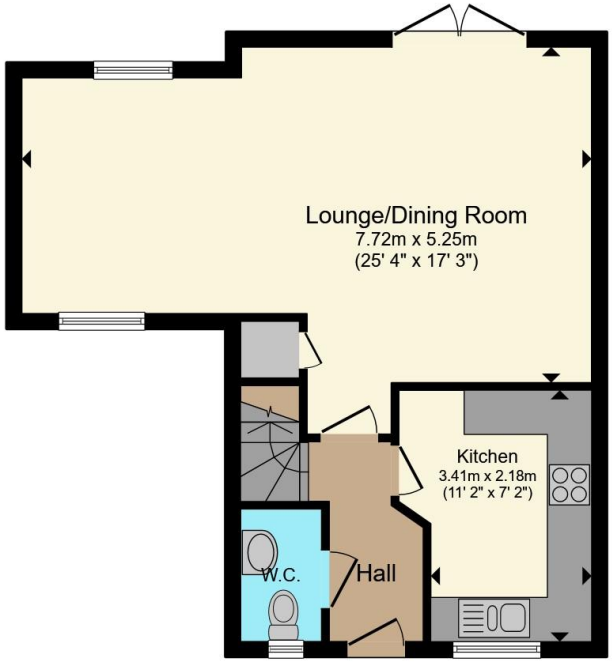
Family Bathroom
Fitted suite comprising of bath-tub with shower over, WC, wash-hand-basin, extractor fan, cream tiled flooring and walls laid throughout, spot lights, and heated towel rail.

External

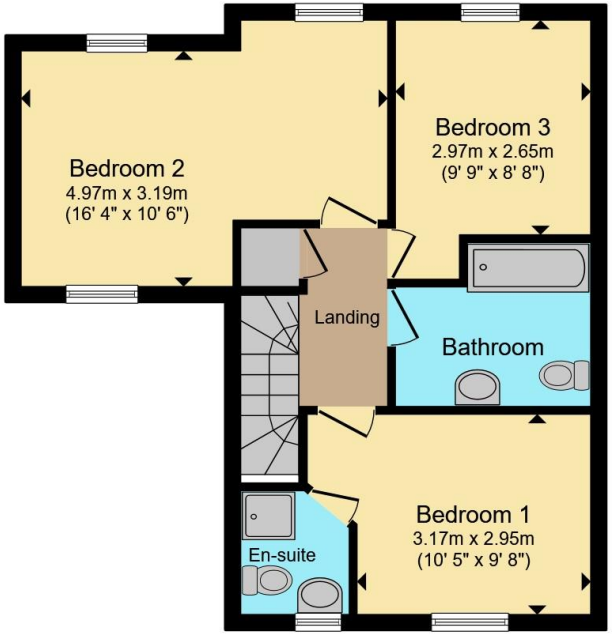
Front Garden
Pathway leading to front door, bushes, bark areas, and outside light fitted.

Rear Garden
South facing garden laid to lawn with two patio areas, awning, outside light, water tap, and fence panel surround.

Parking
Two allocated parking spaces, one to the front of the property and one to the side of the property. There is also visitor parking close by.



Ground Floor



First Floor

Total floor area 95.6 m² (1,029 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01462 685 271
E letchworth@connells.co.uk

6 Station Parade
LETCHWORTH SG6 3AR

EPC Rating: B

Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LCH309867

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk