



79 Mill Road, Royston, SG8 7AJ

£1,250 Per month

- Close to Royston Train station
- Open plan kitchen / dining area
- 2 Double bedrooms
- End of terrace cottage

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Spacious two-bedroom, unfurnished end-of-terrace cottage, ideally located close to Royston train station. The property benefits from excellent transport links to the A10, A505, and A1(M), making it perfect for commuters.



Council Tax Band: C



Front lounge

12'3" x 11'4"

Good size room, with feature fire place, laid to carpet, benefitting from double glazed window.

Kitchen

21'3" x 12'3"

Modern fitted kitchen with double gas cooker and hob, washing machine, dish washer and fridge freezer. Patio doors leading to garden

W/C

Comprising of W/C, wash basin and radiator. Shelving for extra storage

Bathroom

Located in the basement, modern style bathroom with shower over bath, WC, wash basin radiator. Extra storage space

Bedroom 1

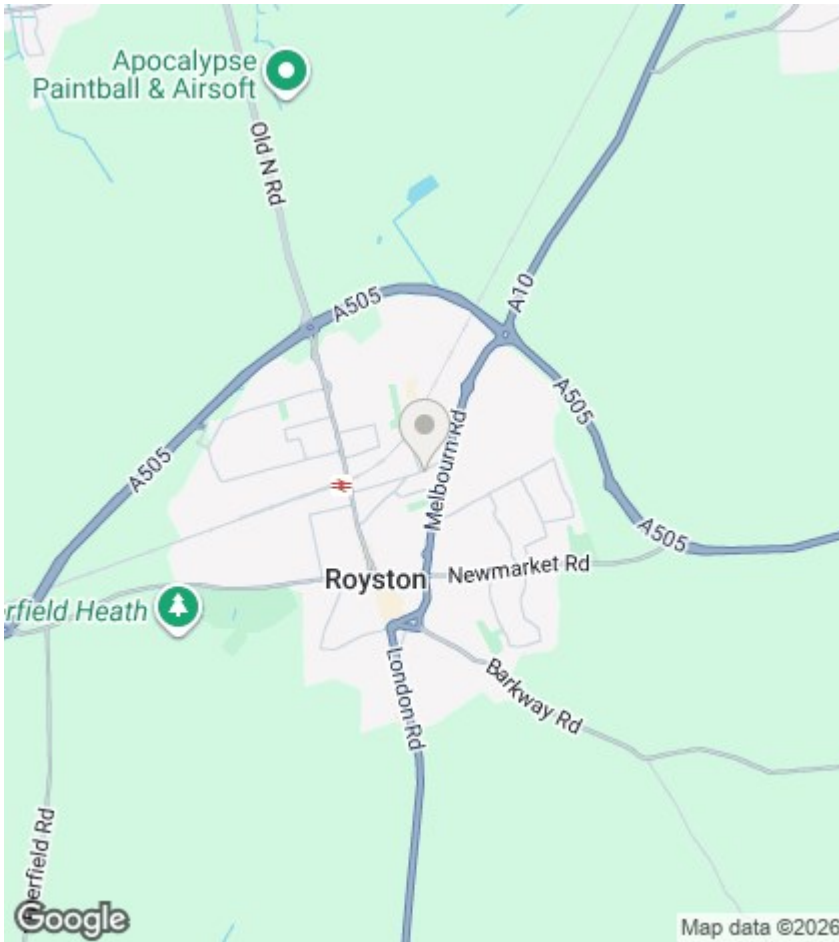
12'3" x 11'5"

Good size room with a feature fire place, radiator and double glazed window

Bedroom 2

12'4" x 6'8"

Small double with plenty of storage to one wall and double glazed window



Directions

Viewings

Viewings by arrangement only. Call 07398313902 to make an appointment.

EPC Rating:

D

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