



3 Bed
House - End Terrace
located in

303 Midland Road

Royston

S71 4DR



Offers over £130,000

*** MOVE IN CONDITION AND NO UPWARD CHAIN
*** Wynn & Co Sales and Lettings are delighted to offer for sale this spacious and well presented end terrace house, which is offered for sale with NO UPWARD Chain attached and ready to move straight in.

Conveniently located for a wide range of shops, schools and amenities with Rabbit Ings Country Park also within easy reach.

The accommodation briefly comprises:- living room, inner hall, spacious dining room offering space to double up as further living, kitchen, stairs and landing, two bedrooms, bathroom and further staircase to large attic room.

Externally there is a front buffer garden and off street parking to the rear.

Living Room

13'1" x 13'1"

UPVC double glazed front entrance door opens into the living room with wood effect flooring, central heating radiator and UPVC double glazed window to the front aspect.

Inner Hall

Staircase leading off to the first floor.

Dining Room

13'1" x 13'1"

Second spacious reception room which traditionally would be the dining room but has the space to double up as further living. Wood effect flooring, central heating radiator, useful understairs storage and UPVC double glazed window to the rear aspect.

Kitchen

9'8" x 6'3"

Fitted with a range of low level units complimented with laminate worktops and tiled splash backs. Fitted four ring gas hob with electric under and extractor hood over, plumbing for washer, and wall mounted central heating combi boiler. UPVC double glazed side and rear facing windows and a side facing external double glazed entrance door.

Stairs and Landing

Staircase leads off inner hall to landing area with further staircase to attic bedroom.

Bedroom One

13'1" x 13'1"

Double bedroom with useful storage cupboard and central heating radiator under UPVC double glazed window to the front aspect.

Bedroom Three

10'7" x 8'11"

Good sized third bedroom with central heating radiator under UPVC double glazed window to the rear aspect.

Bathroom

A stunning bathroom furnished with a free standing oval shaped bath with central chrome tap fittings, low level WC with an enclosed cistern and wash hand basin set to two drawer vanity unit. Wood effect splashbacks, central heating radiator and UPVC double glazed window with frosted glass.

Attic Bedroom

16'4" x 13'1"

Staircase leads off the first floor landing area to a spacious room with central heating radiator, eaves storage and UPVC double glazed dormer window to the front aspect.

Exterior

To the front of the property is a low maintenance paved yard. To the rear is a lime stoned driveway providing off road parking for up to four average sized vehicles, or would ideally lend itself to a detached garage.

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.

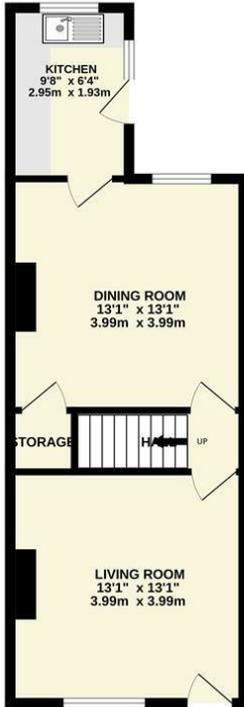
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

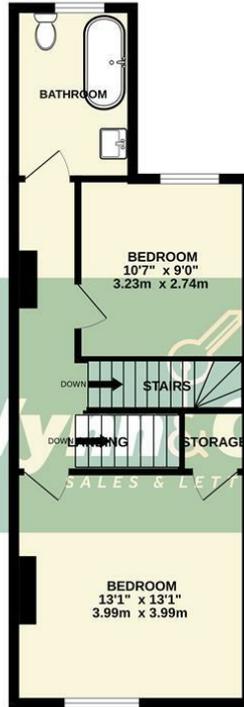
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WYNNSALESANDLETTINGS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

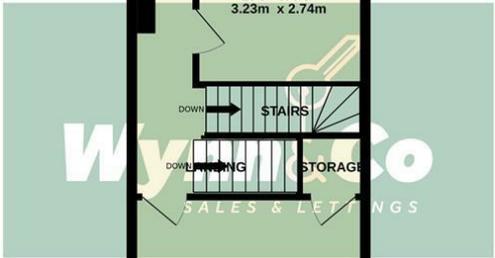
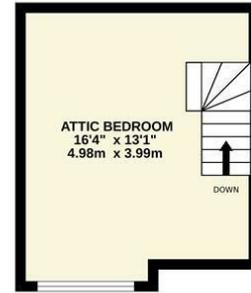
GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



2ND FLOOR
199 sq.ft. (18.5 sq.m.) approx.



THREE BEDROOM END TERRACE HOUSE

TOTAL FLOOR AREA: 1090 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

DIRECTIONS

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