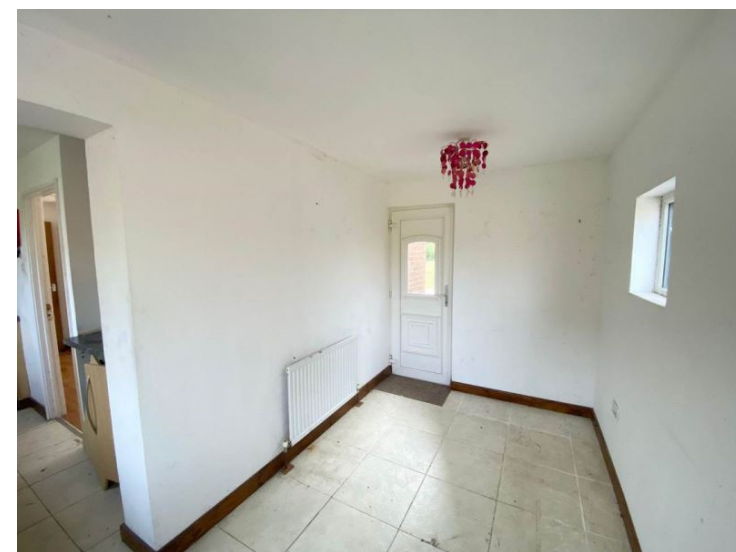




Newman Avenue

SG8 7LE





01763259888

Fresh on the market with Abode Town & country this 3 bedroom semi detached home in the sought after market town Royston. The property benefits a large private garden, 3 double bedrooms and a sizable kitchen diner. A short walk to local schools with outstanding off-stead ratings. With great train links to London Kings Cross in 38 minutes and Cambridge in 13 minutes. The home offers the opportunity for renovation and extension subject to planning. Viewings advised call Abode 01763259888.

Lounge : 3.33m (11'0") x 4.31m (14'2")

A light airy space with sliding patio doors leading out onto the large private garden.

Kitchen : 1.80m (5'11") x 4.40m (14'6")

Comprising gas hobs and integrated oven, marble style surface tops and wooden cupboards.

Bedroom 1: 3.55m (11'8") x 4.18m (13'9")

With window to rear aspect looking out onto the garden

Bedroom 2: 2.89m (9'6") x 3.55m (11'8")

With window to rear aspect

Bathroom : 1.77m (5'10") x 1.87m (6'2")

3 piece suite comprising bath with shower attachment basin and WC

Bedroom 3: 1.79m (5'11") x 3.09m (10'2")

With window to front aspect

WC: 0.76m (2'6") x 1.80m (5'11")

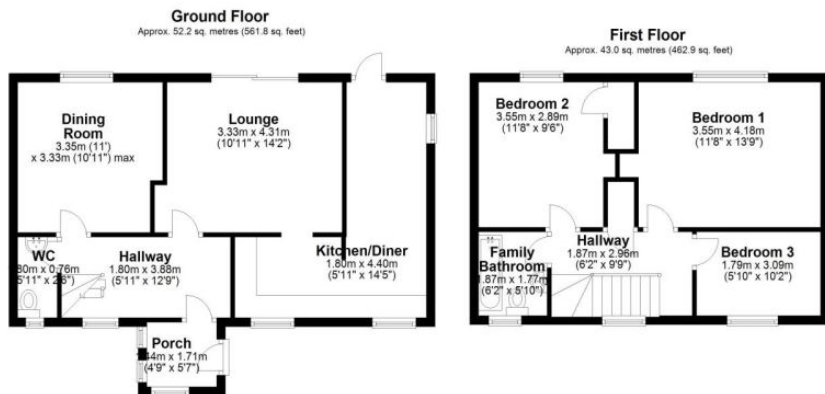
Comprising basin and WC

Hallway: 1.80m (5'11") x 3.88m (12'9")

Dining room: 3.33m (11'0") x 3.35m (11'0")

With window to rear aspect

Porch: 1.44m (4'9") x 1.71m (5'8")



Total area: approx. 95.2 sq. metres (1024.7 sq. feet)

