

Priory Lane

SG8 9DU

abode








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Priory Lane, Royston , , SG8 9DU

£265,000 Freehold

Abode are delighted to offer to market this mid terraced home in the centre of the historic market town of Royston, Hertfordshire. Located a short walk to Priory Gardens, the High Street, and the mainline train station, this property would be ideal for first time buyers and commuters alike. On the ground floor we find a fully fitted kitchen, open plan onto the living area. The basement has a further reception room, storage area and WC. Upstairs we find two bedrooms and family bathroom. Permit parking is available annually from North Hertfordshire council and is located nearby the property. Viewing of this conveniently located home is by prior appointment only, contact Abode today to avoid disappointment. Offered Chain Free!

About Royston
Royston is a charming market town situated in the heart of Hertfordshire, a county known for its natural beauty, rich history, and vibrant cultural scene. With a population of around 17,400, Royston is a small but bustling community that offers the perfect blend of countryside tranquillity and urban convenience.
For commuters, Royston offers excellent transport links to London and other major cities. The town is situated on the A10, providing easy access to the M25 and the

Entrance Hall:
With stairs to first floor, door to Kitchen

Kitchen: 2.70m (8'11") x 3.47m (11'5")
A Fully fitted kitchen with gas hobs, electric oven, and stainless steel basin. Double glazed window with secondary glazing to rear aspect.

Reception Room: 3.06m (10'1") x 4.08m (13'5")
Open plan to kitchen with double glazed window with secondary glazing to front aspect.

Basement Reception: 3.06m (10'1") x 4.08m (13'5")
With glass brick window to front aspect.

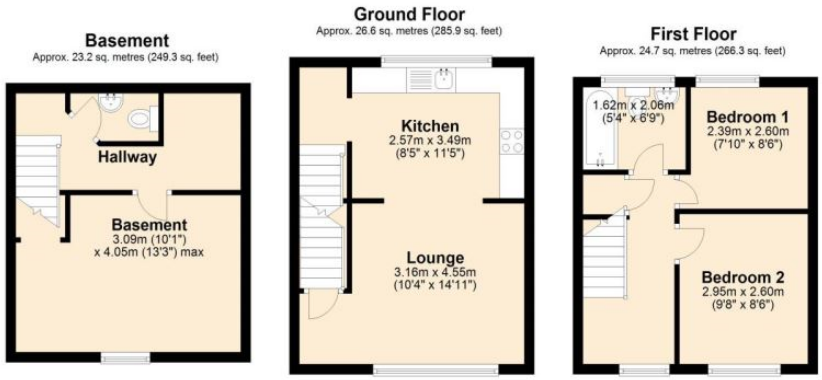
WC: 0.96m (3'2") x 1.90m (6'3")
with basin.

Bedroom 1: 2.95m (9'9") x 2.60m (8'7")
With double glazed window and secondary glazing to front aspect.

Bedroom 2: 2.59m (8'6") x 2.58m (8'6")
With double glazed window with secondar glazing to rear aspect.

Bathroom: 1.92m (6'4") x 1.75m (5'9")
A three piece suite comprising of Bath with shower above, WC and basin. A frosted window with secondary glazing provides natural light.

Outside:
There is only a small alleyway with some garden and bin storage to the rear of the property. Annual parking permits can be purchased for £86 per annum for parking in adjacent streets.



Total area: approx. 74.5 sq. metres (801.5 sq. feet)





