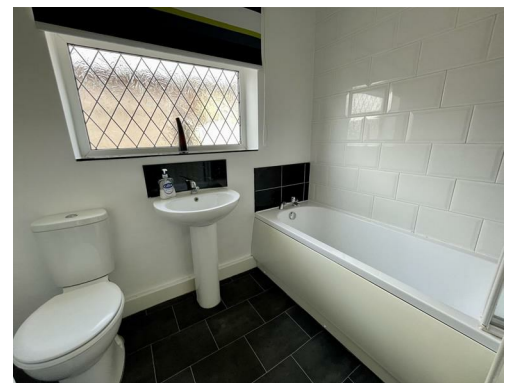


16 Back Poplar Terrace,  
Royston S71 4DU

OFFERS OVER  
£90,000



JUST PERFECT FOR INVESTORS OR FIRST TIME BUYERS, THIS DECEPTIVELY SPACIOUS NEUTRALLY DECORATED AND WELL PRESENTED TWO BEDROOM STONE FRONTED MID TERRACE IS IN PRIME LOCATION FOR ROYSTON VILLAGE CENTRE AND BENEFITS FROM A CONSERVATORY, GARAGE AND ROADSIDE PARKING. FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC

PAISLEY  
PROPERTIES

### **ENTRANCE PORCH 2'8" x 7'2" max**

You enter the property through a white uPVC door with a decorative stained glass panel, into a practical entrance porch which has space to remove and store outdoor clothing and shoes on arrival. Practical dark grey tile effect vinyl flooring runs underfoot. A door leads to the bathroom and an archway leads into the breakfast kitchen.

### **BATHROOM 5'6" x 7'11" max**

This contemporary bathroom is fitted with a three piece white suite comprising of a low level W.C., pedestal wash basin with mixer tap and a bath with an electric shower over and a protective glass folding screen. The room is partially tiled with monochrome tiles and dark grey tile effect vinyl flooring runs underfoot. There is not only a tall decorative radiator but also a chrome heated towel radiator. A large obscure window allows natural light to flood in and a central spotlight fitting completes the room. A door leads into the entrance porch.



### **BREAKFAST KITCHEN 13'4" x 9'1" max**

Flooded with natural light from a rear facing window, this modern breakfast kitchen is fitted with a range of white base and wall units and contrasting slim profile black speckle laminate worktops, tiled splashbacks and a stainless steel sink with a mixer tap over. Cooking facilities comprise of a freestanding electric cooker with a stainless steel chimney hood over. There is space and plumbing for a washing machine and room to accommodate a tall fridge freezer. A breakfast bar to one wall offers an informal dining solution or space for undercounter appliances and there is a useful low level storage cupboard for household items. A spotlight bar light fitting and laminate flooring completes the room. A staircase ascends to the first floor, an archway leads into the entrance porch and a glazed door opens to the lounge.



### **LOUNGE 13'5" x 13'1" max**

This fantastic lounge is sandwiched between the kitchen and conservatory and offers a cosy place to relax having ample space for lounge furniture. The chimney breast has a plastered alcove at floor level which could be a space for a decorative stove and alcoves either side are illuminated by wall lights and would offer ideal homes for freestanding items of furniture. A central chrome light fitting lights up the room and windows and a glazed door which look out to and give access to the conservatory allow an abundance of natural light to flood in. A glazed door leads into the dining kitchen and a fully glazed door opens into the conservatory.



### **CONSERVATORY 8'8" x 11'8" max**

Located on the front of the property with open space beyond creating a pleasant vista, this light and airy conservatory could be used as a second reception space or a formal dining room. Beech effect laminate flooring runs underfoot and wall lights illuminate the room. There is an air conditioning unit to one wall. A glazed door leads into the lounge and a set of French doors open into the garden.



### **FIRST FLOOR LANDING 2'7" x 2'10" max**

A carpeted staircase ascends from the ground floor to the first floor landing which is compact with a hatch which allows loft access and doors leading to the two bedrooms.

### **BEDROOM ONE 13'3" x 13'5" max**

Located to the front of the property with a window looking out over the open land behind, this fabulous double bedroom is tastefully decorated with alcoves either side of the chimney breast providing spaces for freestanding bedroom furniture. A door leads to the landing.



### **BEDROOM TWO 9'3" x 10'4" max**

Light and airy courtesy of a rear facing window, this second double bedroom really is a blank canvas having white walls and a beech laminate floor. The property's central heating boiler is located in an alcove to one corner. A central contemporary light fitting completes the room. A door leads to the landing.



### **EXTERIOR & GARAGE**

To the rear of the property is a garage with an up and over door, light and power. A pathway runs down the side of the garage to a yard space which is low maintenance and provides room for the property's refuse bins and in turn offers the main access to the house. To the front of the property, which boasts a traffic free position, is a low maintenance paved enclosed garden with a gate leading out to the footpath.



**~ Agent Notes ~**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

**~ Paisley Properties ~**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

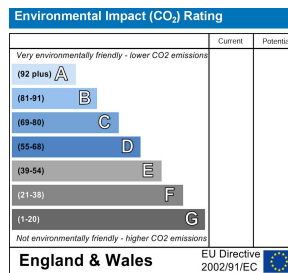
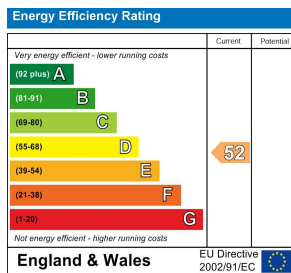
**~ Paisley Mortgages ~**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**~ Paisley Surveyors ~**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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