



- 17th Century Period Home
- Town Centre Location
- Period Features Throughout
- Grade II Listed
- Accommodation Over 4 Floors
- Sitting Room With Fireplace
- Kitchen/Breakfast Room
- 2 Double Bedrooms & Bathroom
- Rooftop Balcony

MULBERRY COURT, UPPER KING STREET

2 1 1

Ensum Brown are delighted to offer for sale this truly unique and rarely available 17th century home that is located in the heart of Royston town centre as part of a mews of period homes. Accommodation over 4 floors includes a sitting room, kitchen/breakfast room, 2 double bedrooms & bathroom.

GUIDE PRICE
£325,000

Royston
01763 750000

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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. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 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 finalizing their offer to purchase.

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 WE, NEIL WISE LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this truly unique and rarely available 17th century home that is located in the heart of Royston town centre, as part of a mews of period homes. This grade II listed home, that is full of period features, is sold with the advantage of no upward chain and must be viewed for full appreciation.

Approaching the property, you will not find a home with greater curb appeal than this. You enter the frontage of the property via a pedestrian gate with picket fence surrounding. To the rear is the central communal garden of the mews and the allocated parking space that is easily accessed via Princes Mews. Entering the property itself you will see that this is a home with a wealth of character and history, you will immediately see feature wooden beams which is a theme throughout. Unlike many period homes this feels very spacious thanks to the higher ceilings than you find in many period homes.

Accommodation is over 4 floors. On the lower level you have a kitchen breakfast room. The kitchen is fitted with a range of wall and base units with work surfaces over with an inset stainless steel one and a half bowl sink and drainer unit. There is an integrated eye level oven, four plate hob with extractor over, space and plumbing for a washing machine and dishwasher and space for a high level fridge/freezer. Completed with tiled flooring, tiled splashbacks and inset ceiling spotlights.

The main reception room, the sitting room, is located on the ground floor level. A generous room with a feature fireplace with brick surround and housing an open fire. The first floor has the master bedroom, a generous room with a walk in wardrobe. Also, on the first floor is the family bathroom, fitted with a three piece suite including a panelled bath. The second floor offers a further double bedroom and gives access to the final gem of this magnificent home, a roof top balcony. A perfect spot for those summer evenings for a glass of wine or perhaps to peacefully sit and read a book, it's just ideal.

Call Ensum Brown today to arrange your private viewing of this simply stunning home that is rarely available.

LOCATION - ROYSTON

Royston is located within Hertfordshire and on the border of Cambridgeshire and has a mix of rich heritage, green open spaces and town centre streets with a variety of cafes and restaurants offering a diverse mix of food and drink. Within the town you have all the facilities you may wish for, whether you are young or old, single, a couple or family. To mention a few, you have a leisure centre, tennis, rugby, hockey and golf club on Royston Heath, as well as community groups, library, doctors, dentists and a number of excellent schools to choose from within its three-tiered system. Surrounding Royston there is beautiful countryside and some delightful villages, such as Barley, The Field and Barrington, just to name a few, which are within just a few miles of the town.

As well as people moving up and down the property ladder locally, Royston is a very affluent area and is becoming more and more popular with the commuter market. There is great security in that house prices have held well through turbulent markets and thrived above the national average in more settled general economic and market conditions.

Royston boasts excellent transport links for the residence, visitors and business. Located on the A10 and with the A1M and M11 each within a 15 minute drive, a main line train station with a regular service direct to London Kings Cross as quick as 38 minutes and if you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour's drive away. The city of Cambridge is also within very easy reach, either by road or train.

If you aren't familiar with Royston then pay it a visit today, you may decide you never want to leave!

