



TAM THOMAS MORRIS

20 Melbourn Road, Royston, SG8 7DF

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Offers in excess of: £280,000

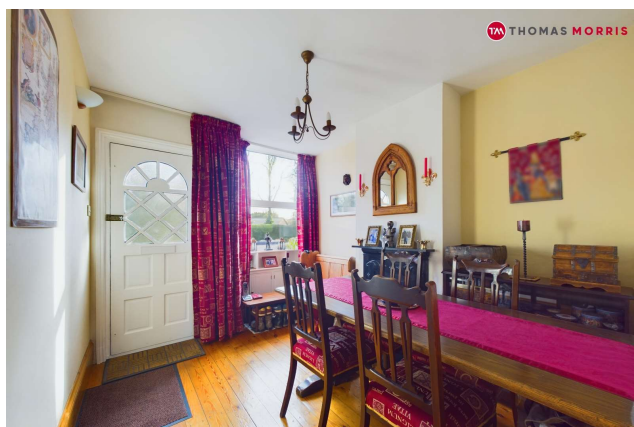
Freehold

Melbourn Road, Royston, SG8 7DF

- Terraced Home
- Two Bedrooms
- Two Reception Rooms
- Cellar Used as Office
- Downstairs Bathroom
- Generous Garden
- Walking Distance to Amenities
- Period Features
- Freehold
- Energy Rating C/71

This Charming 2-bedroom cottage in Royston offers cosy living and urban convenience. Its quaint design, with classic cottage architecture, exudes warmth and character. Despite its compact size, it features two comfortable bedrooms, perfect for a small family or couple.

Inside, you'll find inviting living spaces with rustic touches and a kitchen for whipping up delicious meals. Situated in a narrow yet picturesque setting, this home boasts a unique charm that stands out in the neighbourhood.



Its great location provides easy access to local amenities such as shops, restaurants, parks, and public transportation. A delightful outdoor space offers a private retreat for relaxation or entertaining.

Ideal for first-time homebuyers, couples, or individuals who appreciate traditional cottages and value convenience, don't miss the chance to own this delightful property. Contact us today to schedule a viewing and experience the charm of Royston living!

Local Authority: North Hertfordshire District Council
Council Tax Band: B

Accommodation

Dining Room 11'2" x 8'10" (3.4m x 2.7m).

Living Room 10'9" x 8'9" (3.28m x 2.67m).

Kitchen 7'3" x 5'6" (2.2m x 1.68m).

Hallway 2'8" x 4'3" (0.81m x 1.3m).

Bathroom 4'9" x 5'7" (1.45m x 1.7m).

Office 11'8" x 4'4" (3.56m x 1.32m).

Landing 2'6" x 2'7" (0.76m x 0.79m).

Bedroom 10'10" x 8'11" (3.3m x 2.72m).

Bedroom 9'11" x 7'9" (3.02m x 2.36m).



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



Thomas Morris

6 Melbourn Street, Royston, Hertfordshire, SG8
7BZ

T: 01763 243331

enquiries@tm-royston.co.uk

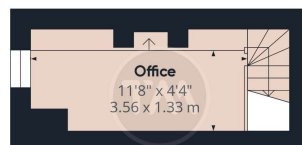
Visit all our properties at
thomasmorris.co.uk

Approximate total area[®]
564.34 ft²
52.43 m²

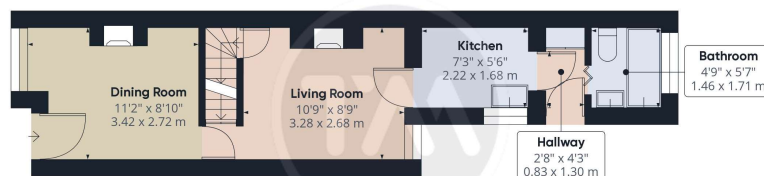
Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

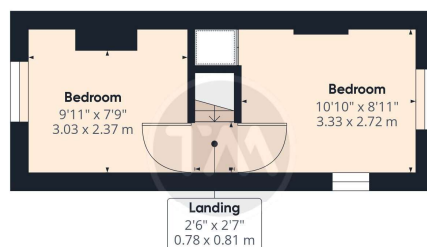
GIRAFFE360



Floor -1



Ground Floor



Floor 1

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

