



20 Melbourn Road, Royston, SG8 7DF

 **THOMAS MORRIS**



Asking Price: £300,000

Freehold

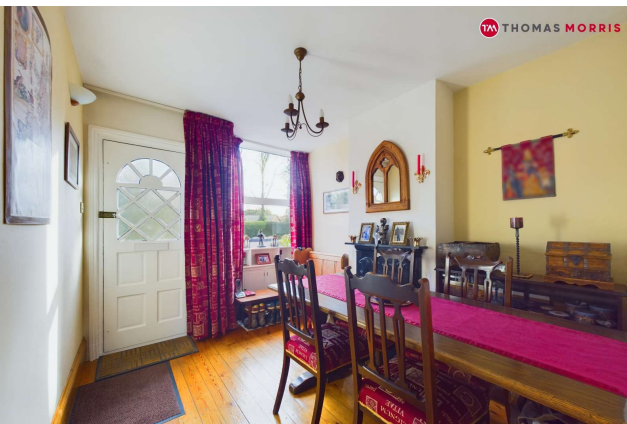
Melbourn Road, Royston, SG8 7DF

- 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

Discover the epitome of refined living in this exceptional three-storey residence, where modern comfort seamlessly blends with timeless elegance. Step into a world of luxury as you explore this meticulously crafted home, adorned with intricate details and a thoughtfully designed layout.

Ascend to the first floor, where two cosy bedrooms await, providing a tranquil retreat for rest and rejuvenation. The front bedroom is fitted with two cupboards for storage, and the rear bedroom has a fitted cupboard with an original latch door.

Venture to the basement, where a dedicated office space awaits to elevate your work-from-home experience, offering a perfect balance of productivity and comfort.



The ground floor invites you into a charming family room bathed in the warm glow of an elegant fireplace. This space effortlessly flows into a formal dining room, creating an inviting ambiance for hosting memorable get-togethers with friends and family in front of another feature fireplace. At the rear of the property, a fully fitted kitchen awaits, combining functionality with style.

Pamper yourself in the well-maintained bathroom featuring a relaxing bath, ensuring your comfort and convenience are always a priority. Step outside to discover a generous rear garden, a lush sanctuary primarily laid to lawn and adorned with mature flower beds—an ideal backdrop for outdoor gatherings and private moments of tranquillity.

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



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.

