



102 Mill Road, Royston, SG8 7AJ



Asking Price: £340,000

Freehold

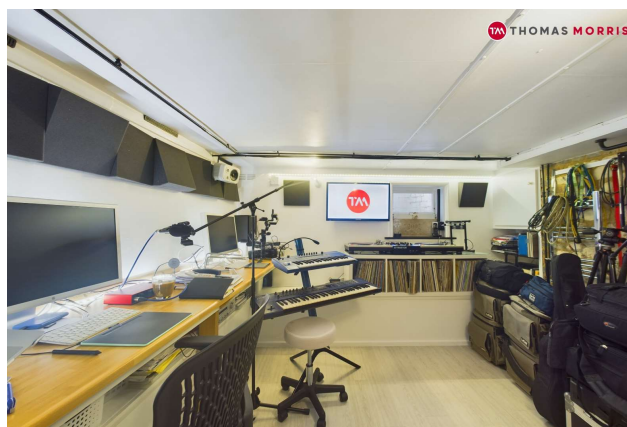
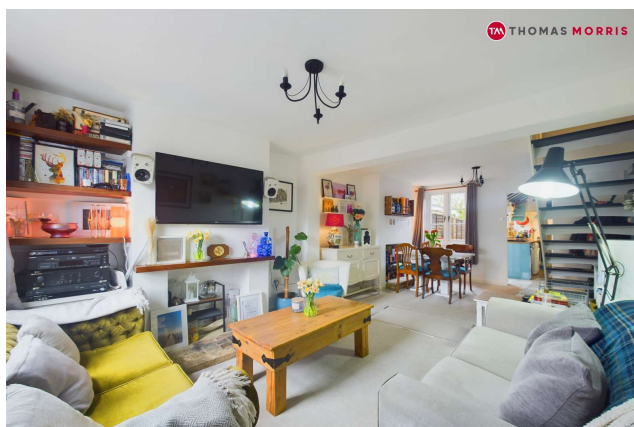
Mill Road, Royston, SG8 7AJ

- Terraced Home
 - Two Double Bedrooms
 - Open Plan Lounge / Dining Room
 - Refitted Kitchen with Exposed Beams
 - Home Office / Studio
 - Generous Garden
 - Walking Distance to Station
 - Walking Distance to Town
 - Freehold
 - Energy Rating D/67
-

Beautifully finished throughout, with an exceptional garden.

Local Authority: North Hertfordshire District Council

Council Tax Band: C



Accommodation

Living Room 22'4" x 11'9" (6.8m x 3.58m).

Kitchen 11'7" x 6'4" (3.53m x 1.93m).

Bathroom 8' x 6'6" (2.44m x 1.98m).

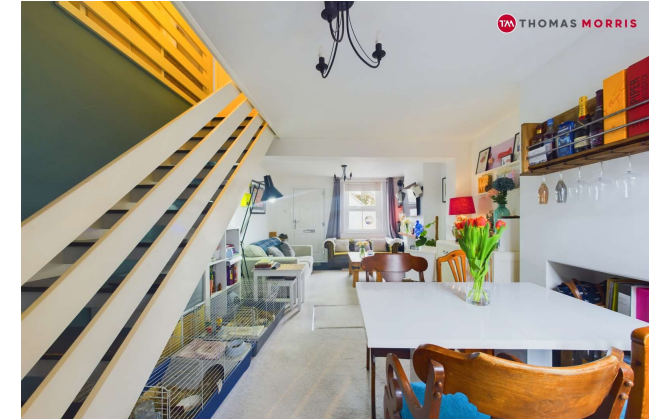
Landing 8'3" x 6'8" (2.51m x 2.03m).

Bedroom One 11'8" x 15'5" (3.56m x 4.7m).

Bedroom Two 10'2" x 15'8" (3.1m x 4.78m).

Office 9' x 11'2" (2.74m x 3.4m).

Outbuilding 10'1" x 11'8" (3.07m x 3.56m).



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.



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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.

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