



1 Windsor Road, Royston, SG8 9JF



Offers in excess of: £425,000

Freehold

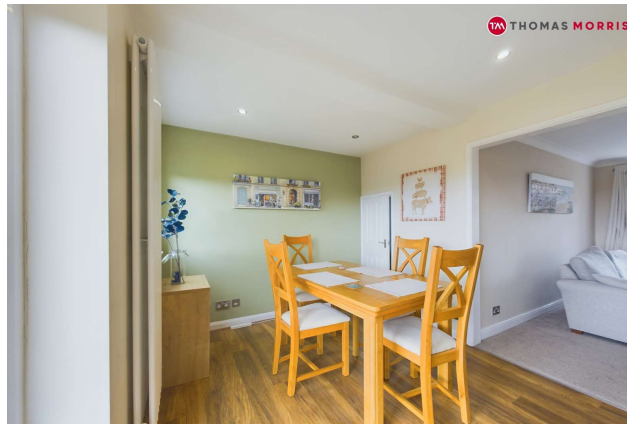
Windsor Road, Royston, SG8 9JF

- Chain free
- Off street parking
- Separate home office
- Elevated position
- Generous Kitchen/Diner
- Semi-Detached
- Great location
- Close to schools
- Freehold
- EPC TBC

This welcoming semi-detached home is beautifully presented throughout and boasts a bright and airy kitchen/diner. Holding an elevated position overlooking Royston and beyond, it must be viewed to be fully appreciated.

With a recently fitted bathroom and three bedrooms to the first floor, as well as a separate office space and utility room on the ground floor, this is a great option for families who are looking for a home close to good schools, and a short walk into town.

Local Authority - North Herts District Council
Council Tax Band - D



Accommodation

Entrance Hall 13'8" x 5'11" (4.17m x 1.8m).

Living Room 13' x 14'8" (3.96m x 4.47m).

Kitchen/Dining Room 8'10" x 23'5" (2.7m x 7.14m).

Office/Utility Room 14'9" x 7'9" (4.5m x 2.36m).

Bedroom 11'1" x 11'1" (3.38m x 3.38m).

Bedroom 9'1" x 11'3" (2.77m x 3.43m).

Bedroom 7'5" x 6'7" (2.26m x 2m).

Bathroom 6' x 6'7" (1.83m x 2m).



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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Approximate total area⁽¹⁾
978.76 ft²
90.93 m²

(1) 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

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.

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