



7 Saddlers Place, Green Drift, SG8 5AF

 THOMAS MORRIS

Offers Over: £325,000

Freehold

Saddlers Place, Green Drift, SG8 5AF

- Terraced Home
 - Two Bedrooms
 - Open Plan Lounge / Dining Room
 - Allocated Parking
 - Private Rear Garden
 - Central Location
 - Well Presented Throughout
 - No Onward Chain
 - Freehold
 - Energy Rating C/71
-

Offered with no onward chain, this well-presented property is positioned in the heart of Royston.

Within walking distance of the town centre, and the mainline station to London and Cambridge this property makes an excellent investment.

Downstairs the property has an entrance porch, to collect your coats and shoes. This opens into the open plan living area with dual aspect window and patio doors. The kitchen wits to the rear of the property overlooking the garden.

Upstairs are two bedrooms, the main bedroom benefitting from large, fitted wardrobes. There is also a contemporary three-piece suite bathroom.

The parking for the property sits behind the rear gate.

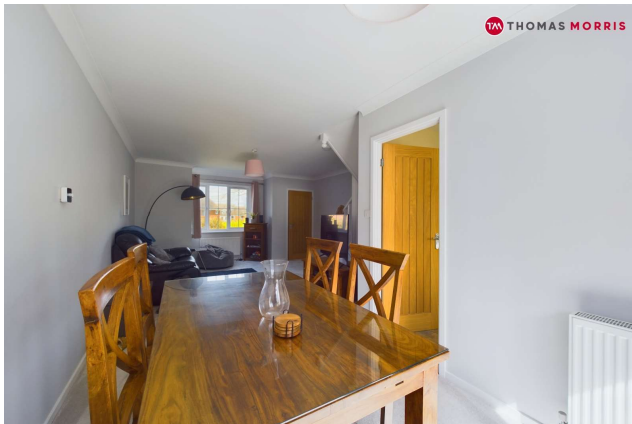
While the property is freehold, the car parking area is subject to a lease and service charge.

Lease Information

Length: 999 years from 1st January 1993

Service Charge: £34.58 per month

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

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Accommodation

Entrance Porch 3'3" x 4' (1m x 1.22m).

Living Room 23'11" x 14'1" (7.3m x 4.3m).

Kitchen 9'11" x 6' (3.02m x 1.83m).

Landing 6'1" x 3'8" (1.85m x 1.12m).

Bedroom 10'6" x 12'1" (3.2m x 3.68m).

Bedroom Two 9'11" x 7'7" (3.02m x 2.3m).

Bathroom 6'11" x 6'3" (2.1m x 1.9m).



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

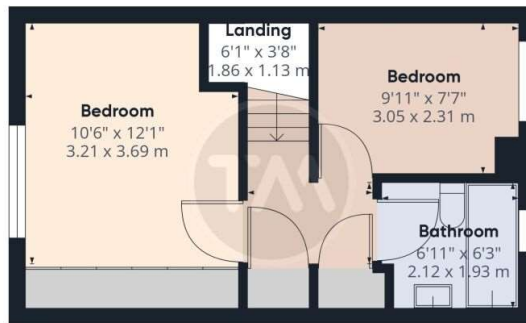
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Approximate total area⁽¹⁾
674.11 ft²
62.63 m²



(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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