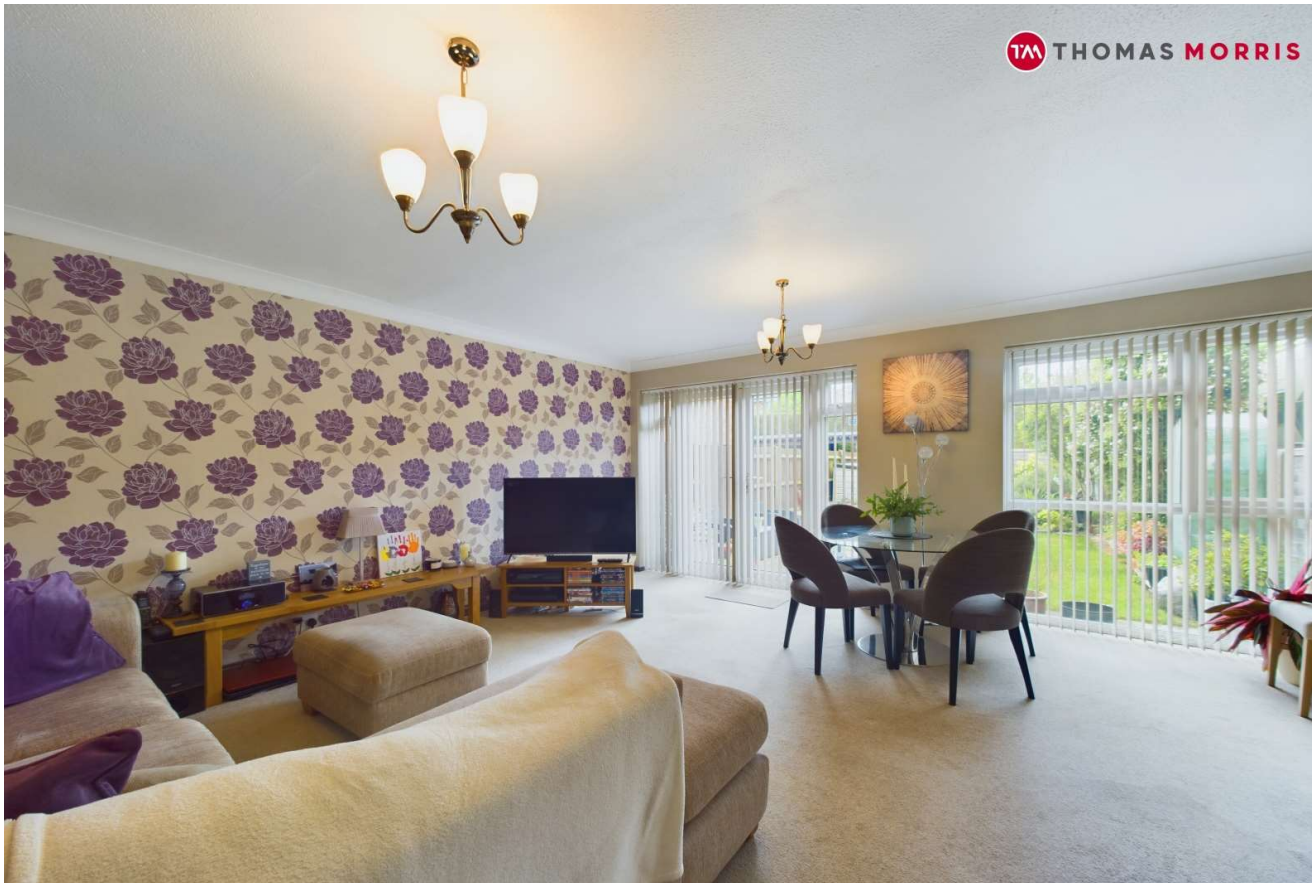




6 Chilcourt, Royston, SG8 9DD



Offers in excess of: £375,000

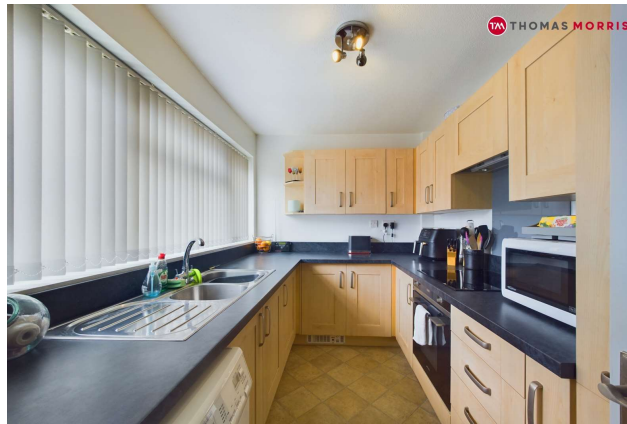
Freehold

Chilcourt, Royston, SG8 9DD

- Central Location
 - End of Terrace
 - Garage
 - Downstairs WC
 - Beautiful Garden
 - Close to Railway Station
 - Recently Refitted Kitchen
 - Ideal first Home
 - Freehold
 - EPC-TBC
-

This expansive three-bedroom end-of-terrace family home offers the perfect blend of comfort and convenience. With the added perks of a downstairs WC and a garage En-Bloc, it's designed to accommodate your family's needs seamlessly.

Local Authority - North Herts District Council
Council tax Band - C



Accommodation

Entrance Hallway 4'4" x 6'10" (1.32m x 2.08m).

WC 7'1" x 2'10" (2.16m x 0.86m).

Hallway 7'9" x 3'1" (2.36m x 0.94m).

Living Room 16'5" x 17'4" (5m x 5.28m).

Landing 7'11" x 3'7" (2.41m x 1.1m).

Bedroom 12'1" x 10'8" (3.68m x 3.25m).

Bedroom 10'3" x 10'7" (3.12m x 3.23m).

Bedroom 8'8" x 6'6" (2.64m x 1.98m).

Bathroom 7'7" x 6'4" (2.3m x 1.93m).



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

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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.

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