



Eliot Road, Royston, SG8 5AT

welcome to

Eliot Road, Royston

A spacious and well-presented 3 bedroom end-of-terrace family home ideal for first time buyers and investors alike, offered with no upward chain. With lovely landscaped gardens to front and rear, viewing is highly recommended.



Door To Entrance Porch

Fitted base units. Door to lounge.

Lounge/Dining Room

23' 7" max x 16' 2" max (7.19m max x 4.93m max)
Lovely open plan lounge/diner with stairs to first floor landing with understair storage cupboards, electric storage heater, double glazed window to front, sliding double glazed doors to rear garden, arch to kitchen.

Kitchen

8' 8" x 7' 7" (2.64m x 2.31m)
Fitted kitchen comprising sink unit with mixer taps and work surface surrounds, built in oven and hob with extractor hood over, range of base and wall units, space and plumbing for automatic washing machine, space for fridge-freezer, part tiled walls, double glazed window to rear.

First Floor Landing

Hatch to loft. Electric storage heater. Doors to:

Bedroom One

13' x 9' 7" (3.96m x 2.92m)
Double glazed window to front.

Bedroom Two

10' 9" max x 8' 6" (3.28m max x 2.59m)
Double glazed window to rear.

Bedroom Three

10' 2" x 6' 6" (3.10m x 1.98m)
Double glazed window to front.

Bathroom

Suite comprising bath with shower attachment over, low flush WC, wash hand basin with cupboards below, wall and floor tiling, towel radiator, double glazed obscure window to rear.

Outside

There is a lovely landscaped garden to the front of the property with bush surround and flower beds to borders.

Rear Garden

Good sized garden to rear with paved patio area with space for garden furniture, lawn area with flower beds to borders, fence surround, wooden shed, and gate for side access leading to covered store.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Eliot Road, Royston

- Well-presented end-of-terrace family home offered chain free.
- Sought-after residential development.
- 3 bedrooms.
- Spacious open plan lounge/diner.
- Fitted kitchen.

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110770 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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