



Orchard Way

Royston,
Hertfordshire, SG8 5EX
Offers in excess of £335,000

country
properties

This three bedroom family home offers spacious accommodation and excellent potential for refurbishment. Situated in a well established residential area, it presents an ideal opportunity for first time buyers, families, or investors seeking a property to modernise and personalise.

Royston, is a historic market town located on the edge of the Hertfordshire Downs, known for its medieval origins and location at the junction of the ancient Icknield Way and the Roman Ermine Street. The town offers a mix of amenities, green spaces like Priory Memorial Gardens and Therfield Heath, and a vibrant market tradition. With a rich history, including a medieval Augustinian Priory, and its proximity to London, it's a place that blends rural character with community life and events.

Offers should be submitted in writing in a sealed envelope. Please make all offers for the attention of Stuart King BSc MRICS, Davies King Chartered Surveyors, 5 Gernon Walk, Letchworth Garden City, Herts, SG6 3HP marked '28 Orchard Way, Royston, SG8 5EX – OFFER'. Closing date, close of business on Monday 6th October 2025. The vendor reserves the right to accept an offer before the closing date.

The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful buyer will have to agree to exchange contracts within a maximum of 6 weeks following acceptance of their offer and complete the purchase within a maximum of 4 weeks thereafter.

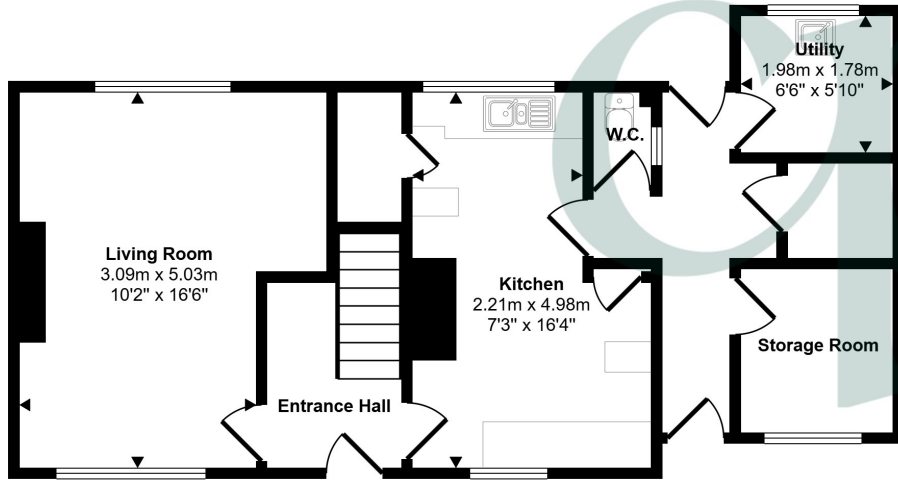
All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. The vendors are not bound by this offer and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The vendors, at their absolute discretion, do not bind themselves to accept the highest or any offer submitted and reserve the right to enter into negotiations with any party.

- Semi detached 3 bedroom family home
- Fully fitted kitchen with space for appliances
- Separate utility room and store rooms
- Downstairs cloakroom
- Front and rear gardens
- Available chain free
- Potential refurbishment project

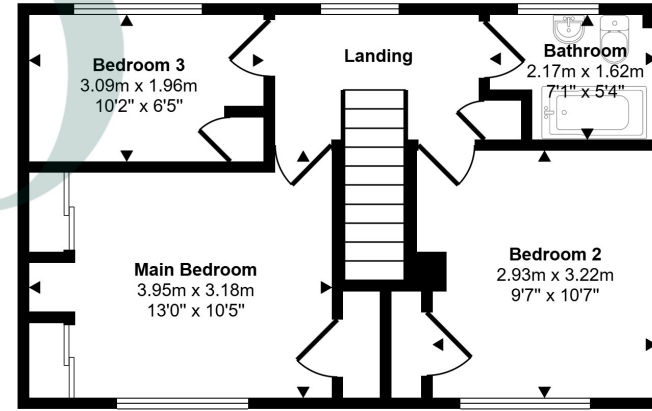




Approx Gross Internal Area
99 sq m / 1067 sq ft



Ground Floor
Approx 58 sq m / 621 sq ft



First Floor
Approx 41 sq m / 446 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	66
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 6, Brand Street | SG5 1HX
T: 01462 452951 | E: hitchin@country-properties.co.uk
www.country-properties.co.uk

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