



Newman Avenue

Royston,
Hertfordshire, SG8 7LE

Offer in excess of £275,000

COUNTRY PROPERTIES

PART OF HUNTERS

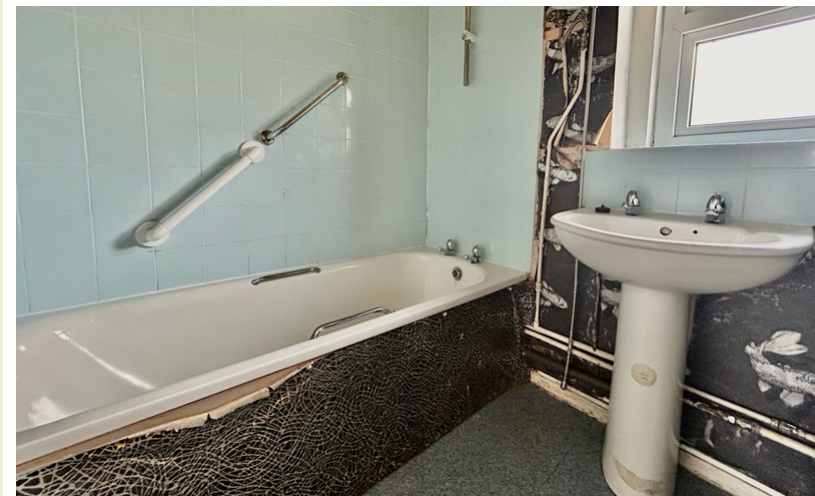
A three bedroom end of terrace family home in need of modernisation throughout. The property is situated on the corner of a quiet cul-de-sac and is offered chain free. To the ground floor is a kitchen, breakfast room and living room. TO the first floor there are three bedrooms, family bathroom and separate W.C. Outside the side garden leads to a rear garden with patio and lawned area.

Offers should be submitted by email to: Email daviesking@talk21.com. 01462 484272. Please make all offers for the attention of Stuart King BSc MRICS marked '35 Newman Avenue, Royston SG8 7LE – OFFER'.

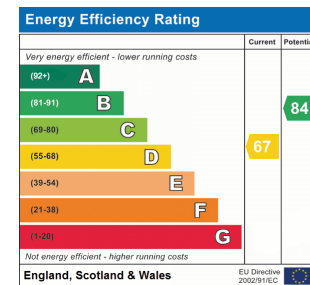
The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful tenderer 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 Informal Tender 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.

- Three bedroom house
- In need of modernisation throughout
- Kitchen and breakfast room
- Spacious living room with open fireplace
- Good size rear garden
- Chain free







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

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