



57 Coombelands, Royston, Hertfordshire. SG8 7DW

| Satchells



3 Bedroom End of Terrace House

£350,000

Satchells Estate Agents presents to the market, this great example of a three bedroom end of terrace property in Royston. This family home offers good sized living accommodation throughout with a large lounge and a good size kitchen, including a conservatory to the rear on the ground floor. Upstairs are three bedrooms and family bathroom. Outside is a well maintained rear garden, mainly laid to lawn with a patio seating area. The property also offers potential to extend and includes a garage & allocated parking.



- End of terrace
- Potential to extend
- Ideal location
- Brilliant size
- Garage
- Private parking
- Three bedrooms
- Conservatory
- Awaiting EPC. Council tax band C

Ground Floor**Entrance:**

Via porch. Double glazed front door.

Lounge:

Abt. 22' 0" x 16' 0" (6.71m x 4.88m) Double glazed window to front aspect, side door to rear conservatory, built in storage, wooden flooring, radiator.

Kitchen:

Abt. 9' 0" x 8' 0" (2.74m x 2.44m) Double glazed window to rear aspect, range of fitted wall and base units, stainless steel sink & drainer, built-in extractor fan, plumbing for washing, laminate flooring.

First Floor**Landing:**

Storage cupboard on landing.

Bedroom One:

Abt. 11' 5" x 9' 5" (3.48m x 2.87m) Double glazed window to front aspect, fitted carpets, radiator.

Bedroom Two:

Abt. 10' 0" x 9' 5" (3.05m x 2.87m) Double glazed window to rear aspect, fitted carpets, radiator.

Bedroom Three:

Abt. 7' 0" x 7' 0" (2.13m x 2.13m) Double glazed window to front aspect, fitted carpets, radiator.

Bathroom:

Double glazed window to rear aspect, three piece suite comprising low level wc, hand wash basin, panelled bath, tiled walling, laminate flooring.

Outside**Rear Garden:**

Mainly laid to lawn, patio seating area, side access to front, potential to extend.

Parking:

Garage, allocated parking spaces.

Additional Information**Agents Note:**

Draft particulars yet to be approved by vendor and maybe subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

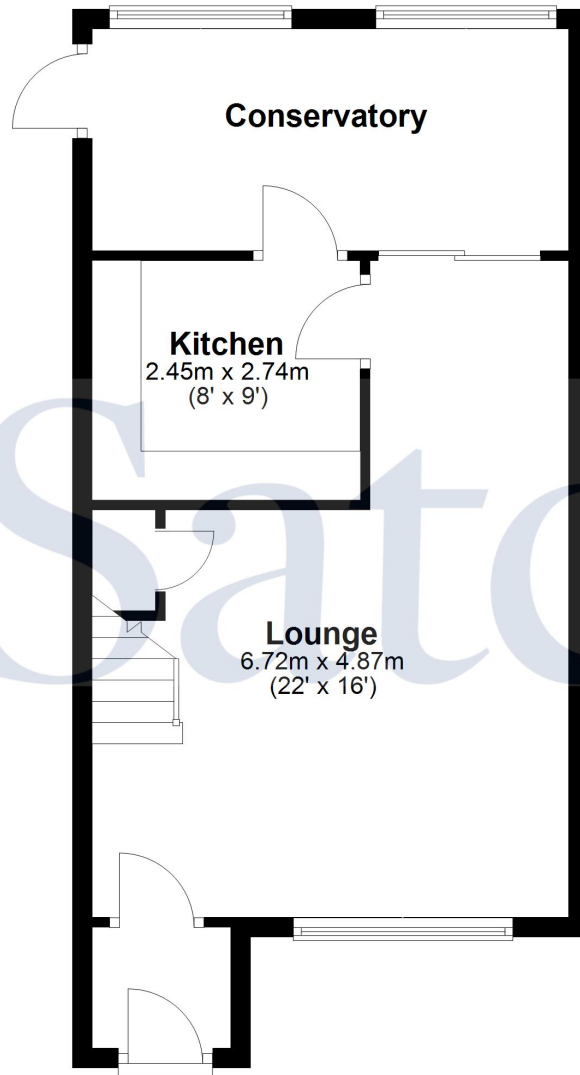




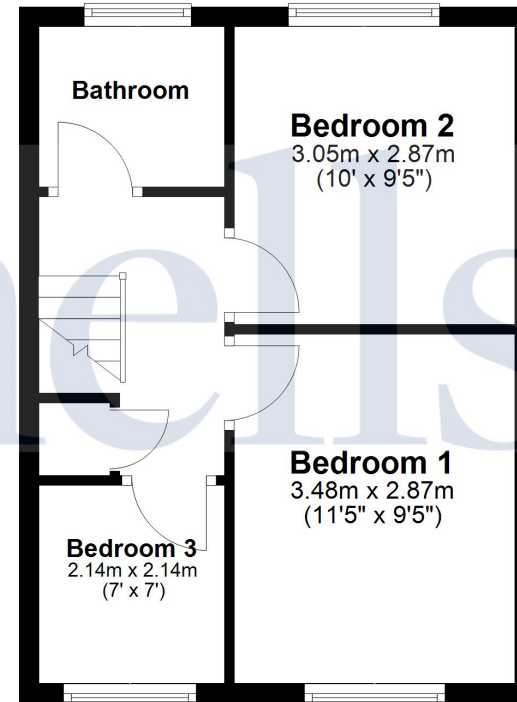
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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Ground Floor



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.