



44 Poplar Drive

Royston, SG8 7ER

Offers In Excess Of £375,000



3 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band D

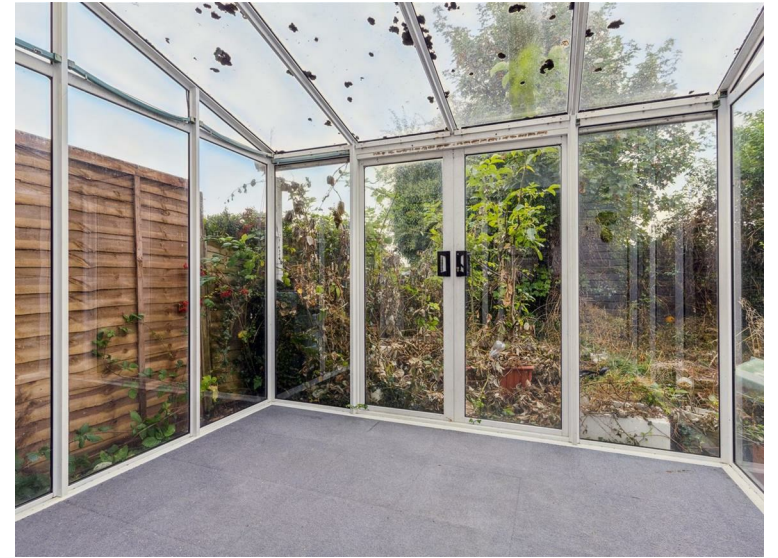
An ideal opportunity to purchase a three bedroom family home located within a desirable residential area and requiring complete refurbishment.

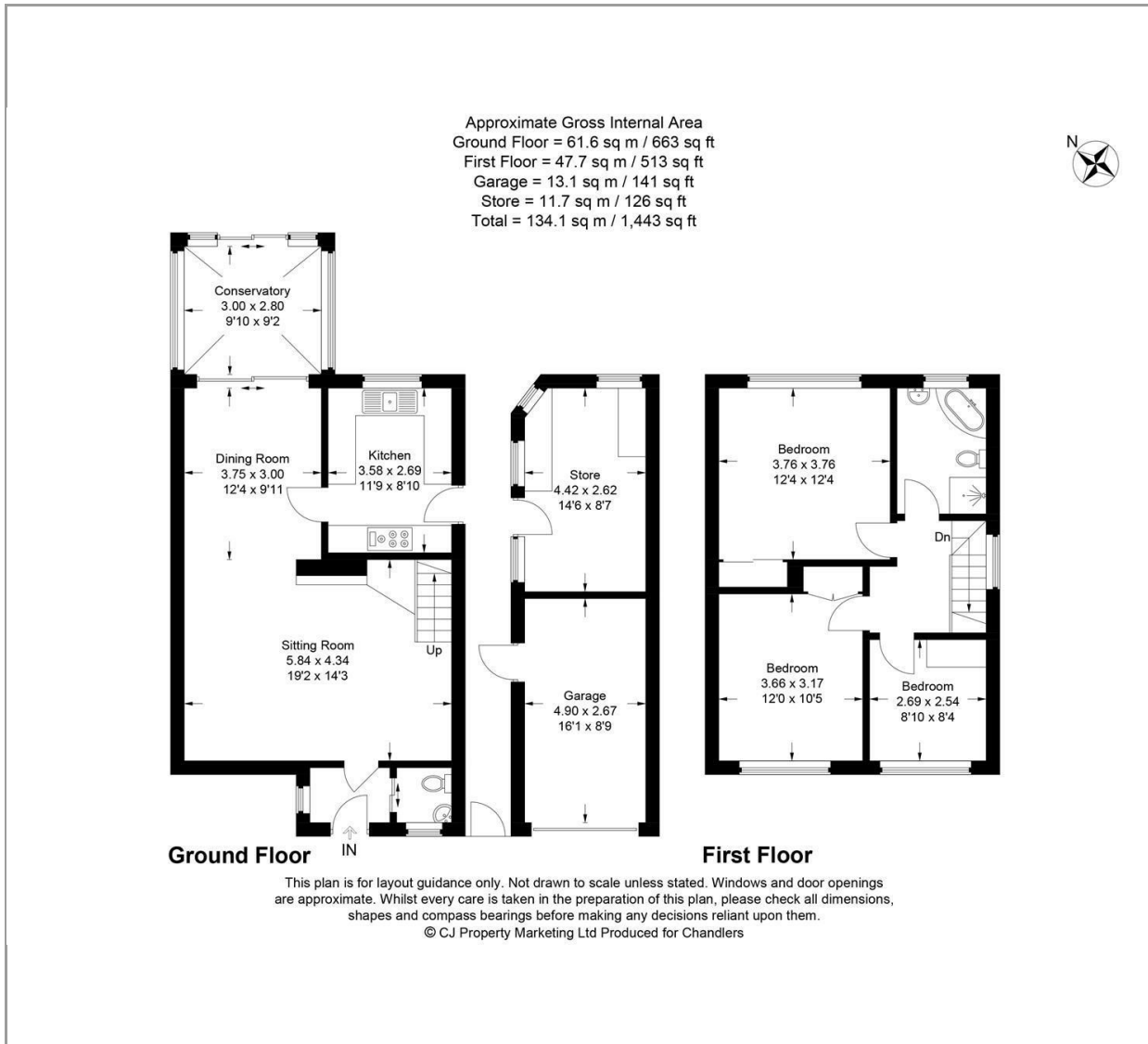
Set back from the road with driveway to the front this pretty semi detached property offers the opportunity to create your own ideal home, located within this popular North Hertfordshire town.

Royston is a vibrant Town offering a mix of rich heritage, attractive town centre offering a mixture of cafes and restaurants as well as green open spaces. The town is well served for local Schooling as well as a road network and Train Station with regular services into London Kings Cross.

- Three bedroom Family Home
- In Need of refurbishment
 - Parking and Garage
- Desirable residential area
 - Brick build workshop
- L - Shaped Sitting / Dining Room
 - Kitchen
 - Gardens







Additional/Material Information

- Local Authority is North Herts Council
- Council tax Band D
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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