



Stake Piece Road, Royston, SG8 9DN



welcome to

Stake Piece Road, Royston

A spacious three bedroom end-of-terrace family home with scope to extend subject to planning permissions and also backing onto the Heath and within a short walk of Royston Town Centre and Railway Station. Viewing is recommended at the earliest opportunity to avoid disappointment.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Door

Door to entrance hall.

Entrance Hall

Radiator, stairs to first floor landing.

Lounge

13' 2" x 12' 9" (4.01m x 3.89m)

Wall-mounted gas fire, double glazed window to front, double glazed doors to conservatory.

Conservatory

11' 10" x 9' 9" plus door recess (3.61m x 2.97m plus door recess)
Double glazed doors and double glazed windows to rear.

Kitchen

10' 11" x 9' 9" (3.33m x 2.97m)

Comprising stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, built-in oven and hob, gas-fired boiler supplying central heating and domestic hot water, plumbing for automatic washing machine, double radiator, double glazed window and double glazed door to rear.

Ground Floor Bathroom

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

Staircase To First Floor

Staircase from entrance hall to first floor landing.

Bedroom One

13' 2" x 12' 10" (4.01m x 3.91m)

Spacious dual aspect room with double glazed windows to front and rear, radiator.

Bedroom Two

11' max x 9' 11" max (3.35m max x 3.02m max)

Radiator, airing cupboard, double glazed window to rear.

Bedroom Three

8' 11" x 7' 7" (2.72m x 2.31m)

Radiator, double glazed window to front.

Outside Gardens

A particular feature of the property is the large corner plot garden which benefits from scope to extend subject to planning permissions. At present, the garden is primarily laid to lawn and backs onto Royston Heath.

Garage

Single garage together with further off-road parking to front.



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Stake Piece Road, Royston

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious end-of-terrace family home backing onto Royston Heath.
- Scope to extend subject to planning permissions.

Tenure: Freehold EPC Rating: E

guide price

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109767 - 0002

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