



**Shrubbery Grove, Royston, SG8 9LJ**

**welcome to**

**Shrubbery Grove, Royston**

Situated in this highly sought-after location with a few minutes' walk of Royston Town Centre, Railway Station and Heath, an opportunity to purchase a spacious and well-presented bedroom detached bungalow located down a small quiet road. Viewing highly recommended.



## 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.

## Entrance Porch

Glazed door opening onto entrance hall.

## Entrance Hall

Storage cupboard, hatch to loft, radiator, airing cupboard.

## Lounge

17' 3" x 19' 10" ( 5.26m x 6.05m )

Feature fireplace with hearth and surround, TV point, double radiator, glazed doors opening onto side,

glazed double doors to:

## Dining Room

12' 1" x 9' 7" ( 3.68m x 2.92m )

Radiator.

## Kitchen/ Breakfast Room

13' 5" x 9' 10" ( 4.09m x 3.00m )

Comprising fitted oven and hob, single drain sink unit with mixer taps and work surface surrounds, excellent range of base and wall units, space and plumbing for dishwasher, part-tiled walls, attractive floor covering. Door to utility.

## Utility

10' x 5' ( 3.05m x 1.52m )

Single drain sink unit with mixer taps and work surface surrounds, range of base and wall cupboards, water softener, space and plumbing for automatic washing machine, part-tiled walls, gas-fired boiler supplying domestic hot water and central heating, door to rear garden.

## Conservatory

21' x 8' 2" ( 6.40m x 2.49m )

Glazed windows and doors opening onto rear garden.

## Bedroom One

14' 9" x 9' 10" ( 4.50m x 3.00m )

Fitted wardrobes to one wall, radiator, window.

## En-Suite

Comprising fully tiled shower cubicle, low-flush WC, pedestal wash hand basin, fully tiled walls, radiator.

## Bedroom Two

12' x 10' 4" ( 3.66m x 3.15m )

Radiator, window.

## Bedroom Three

9' 4" x 9' 1" ( 2.84m x 2.77m )

Radiator.

## Bedroom Four

8' 10" x 7' ( 2.69m x 2.13m )

Radiator.

## Bathroom

Comprising panel enclosed bath with shower attachment over, low-flush WC, wash hand basin set into vanity unit with cupboards below, fully tiled walls, radiator.

## Outside

### Rear Garden

Secluded enclosed rear garden with artificial lawn, patio area, range of shrubs and flower borders.

### Front Garden

Artificial lawn with flower borders, driveway leading to double garage.

## Double Garage

Double garage with up-and-over door, personal door to reception hall.

## Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



**view this property online** [williamhbrown.co.uk/Property/RYN109789](http://williamhbrown.co.uk/Property/RYN109789)



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## Shrubbery Grove, Royston

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious detached bungalow situated in a quiet road within a few minutes' walking distance of Royston Town Centre and all facilities.
- Four good-sized bedrooms with en-suite to master.

Tenure: Freehold EPC Rating: D

guide price

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN109789 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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