



Goodwood Road, Royston, SG8 9TF

welcome to

Goodwood Road, Royston

A spacious 3 bedroom semi-detached family home with scope to extend and improve (subject to planning permissions) in this highly sought-after location. Viewing is recommended at the earliest opportunity.



Door To Entrance Hall

Radiator. Stairs to first floor landing. Cloaks cupboard.

Lounge

14' 7" max x 12' 11" max (4.45m max x 3.94m max)
Understairs cupboard. Radiator. Double glazed window to front. Arch through to dining area.

Dining Area

8' 10" x 8' 10" (2.69m x 2.69m)
Radiator. Double glazed window to rear.

Kitchen

8' 10" x 8' 8" (2.69m x 2.64m)
Kitchen comprising stainless steel sink with mixer taps and work surface surround, range of base and wall units, space and plumbing for automatic washing machine, radiator, double glazed door and double glazed window to rear.

First Floor Landing

Airing cupboard. Hatch to loft. Double glazed window to side.

Bedroom One

11' 1" x 10' 9" (3.38m x 3.28m)
Built in double wardrobe. Radiator. Double glazed window to front.

Bedroom Two

11' x 9' (3.35m x 2.74m)
Built in double radiator. Radiator. Double glazed window to rear.

Bedroom Three

7' 9" x 6' 5" (2.36m x 1.96m)
Overstairs cupboard housing Worcester gas boiler for central heating and domestic hot water. Radiator. Double glazed window to front.

Bathroom

Suite comprising bath with separate shower over, low flush WC, wash hand basin, radiator, wall tiling, double glazed window to rear.

Outside

Rear Garden

Large paved terrace leads through to the remainder of the garden, with fence surrounds. Personal door to garage.

Garage And Parking

Single garage with up and over door and further off-road parking.

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.



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Goodwood Road, Royston

- Spacious semi-detached family home in sought-after location.
- 3 bedrooms.
- Separate lounge and dining areas.
- Kitchen.
- Secluded rear garden.

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110106 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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