



Elm Walk, Royston, SG8 7JL

welcome to

Elm Walk, Royston

Situated in this sought-after location, an opportunity to purchase a spacious 2 bedroom semi-detached bungalow that is offered with no upward chain. Viewing is 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

Door To Kitchen

19' 2" x 7' 2" max (5.84m x 2.18m max)
Fitted kitchen comprising built in oven and hob with extractor over, range of base and wall units, sink unit with mixer taps and work surface surround, space and plumbing for automatic washing machine, space for dishwasher, wall mounted gas boiler, double glazed window to side, radiator, floor tiling, Door to lounge/diner.

Lounge/Diner

19' 11" x 13' 1" (6.07m x 3.99m)
Feature fireplace with hearth surround and mantle over, two radiators, double glazed window to front.

door to wet room/bedroom/conservatory.

Wet Room

Comprising shower area, wash hand basin, low flush WC, radiator, double glazed window to side, wall tiling.

Conservatory

18' 4" x 6' 1" (5.59m x 1.85m)
Radiator. Sliding double glazed doors to rear garden.

Bedroom One

12' 3" x 10' 1" (3.73m x 3.07m)
Radiator. Double glazed window to rear.

Bedroom Two

12' 3" x 7' 6" (3.73m x 2.29m)
Radiator. Double glazed window to side. Door to bedroom one.

Outside

Rear Garden

Good sized rear garden with paved patio area with steps leading to lawned area with further patio area to the end of the garden with shed, separate store, and gate for side access.

Parking

There is off-road parking to the front of the property.



view this property online williamhbrown.co.uk/Property/RYN110242



welcome to Elm Walk, Royston

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious semi-detached bungalow in sought-after location.
- 2 bedrooms and wet room.

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110242



Property Ref:
RYN110242 - 0003

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.

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.



william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk