



**Newman Avenue, Royston, SG8 7LE**

**welcome to**

**Newman Avenue, Royston**

A much-improved and extremely well-presented three bedroom end-of-terrace family home offered with no upward chain. The property would also benefit from yet-to-be-created parking to the rear of the property. Viewing is recommended at the earliest opportunity.



## 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.

### Front Door

Double glazed door to reception area.

### Reception Area

Stairs off to first floor landing and opening onto kitchen/diner.

### Lounge

18' 5" x 11' 4" ( 5.61m x 3.45m )

Dual aspect room with double glazed windows to front and rear, two separate radiators.

### Kitchen/ Diner

18' 5" max x 10' 7" max ( 5.61m max x 3.23m max )

Lovely fitted kitchen comprising built-in Zanussi oven with hob and extractor over, single mixer tap and work surface surrounds, built-in dishwasher, fridge and freezer, under-stairs storage cupboard, built-in seating with under storage, space and plumbing for automatic washing machine, under-stairs storage cupboard, double glazed window to side and double glazed door to rear garden.

### Staircase To First Floor

Staircase from reception area to first floor landing.

### First Floor Landing

Airing cupboard housing gas combination boiler, hatch to loft.

### Bedroom One

11' 5" x 10' 8" ( 3.48m x 3.25m )

Over-stairs cupboard, radiator, double glazed window to front.

### Bedroom Two

11' 3" x 7' 5" ( 3.43m x 2.26m )

Radiator, double glazed windows to front and side.

### Bedroom Three

9' 4" x 7' 5" ( 2.84m x 2.26m )

Built-in cupboard, radiator, double glazed window to rear.

### Bathroom

Suite comprising bath with separate shower over, concealed cistern WC with shelving over, wash hand basin set into vanity unit, towel radiator, wall and floor tiling, double glazed window to rear.

### Outside

#### Rear Garden/ Parking

The owner is currently creating parking to the rear of the property within the rear garden, the remainder of which will then be for the new owner to landscape.



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## **Newman Avenue, Royston**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious and much-improved 3 bedroom end-of-terrace family home.
- No upward chain.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£310,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110462 - 0002

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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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