



Queens Road, Royston, SG8 7AN

welcome to

Queens Road, Royston

AUCTION ENDS ON 4.8.26. A spacious and well-proportioned terraced Victorian cottage with 3 reception rooms, courtyard style garden, and no upward chain. An ideal first time buy or investment property, 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: Lounge

14' 2" x 11' 10" (4.32m x 3.61m)

Feature fireplace with hearth, surround, and mantle over. Wood flooring. Radiator. Double glazed window to front. Door to dining room.

Dining Room

14' 4" x 8' 1" (4.37m x 2.46m)

Stairs to first floor landing and down to cellar. Fitted original bread oven. Tiled floor. Radiator. Steps leading to kitchen area.

Kitchen

12' 3" Max x 7' 6" max (3.73m Max x 2.29m max)

Comprising 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, built in oven and gas hob with extractor over, range of base and wall units, space for kitchen appliances such as fridge-freezer, part tiled walls, radiator, door to conservatory and ground floor bathroom.

Ground Floor Bathroom

8' 6" x 5' 5" (2.59m x 1.65m)

Comprising bath with shower over, wash hand basin, low flush WC, wall mounted boiler, wall and floor tiling, radiator, window to rear.

Conservatory

7' 8" x 7' 7" (2.34m x 2.31m)

Windows and door to rear garden.

Cellar

12' 9" x 10' 9" (3.89m x 3.28m)

Radiator. Fitted base units. Wall lighting. Feature brick fireplace surround with wine storage.

Bedroom One

12' x 7' 10" (3.66m x 2.39m)

Feature fireplace with mantle over. Radiator. Sash window to front.

Bedroom Two

11' 4" x 8' 2" (3.45m x 2.49m)

Feature fireplace with mantle over. Radiator. Sash window to rear.

Bedroom Three

8' 11" x 6' 1" (2.72m x 1.85m)

Radiator. Sash window to front.

Outside

There is on street parking to the front of the property.

Rear Garden

Enclosed courtyard style garden with fence surround and gate for rear access.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Queens Road, Royston

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- AUCTION ENDS ON 4TH AUGUST 2026!
- Spacious 3 bedroom terraced Victorian cottage offered with no upward chain.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110837 - 0003

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