



**Wordsworth Close, Royston, SG8 5TG**

**welcome to**

**Wordsworth Close, Royston**

A spacious and well-maintained 3 bedroom terraced home offered with no upward chain, with lovely garden to rear and garage located in a nearby block. Ideal for first time buyers and investors alike, 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 Entrance Porch

Wall mounted boiler. Door to lounge.

### Lounge

15' 7" x 13' 5" ( 4.75m x 4.09m )

Double glazed window to front. 2 radiators. Stairs off to first floor landing with understair cupboard. Wood flooring. Arch to kitchen/diner.

### Kitchen/Diner

15' 7" x 8' 4" ( 4.75m x 2.54m )

Comprising stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, space for kitchen appliances including cooker

and fridge/freezer, part tiled walls, double glazed window to rear, double glazed sliding doors to rear, wood flooring, radiator.

### First Floor Landing

Doors to:

#### Bedroom One

11' 11" x 9' 4" ( 3.63m x 2.84m )

Radiator. Double glazed window to front.

#### Bedroom Two

10' 1" x 9' 3" max ( 3.07m x 2.82m max )

Radiator. Double glazed window to rear. Hatch to loft.

#### Bedroom Three

6' 9" x 6' 5" ( 2.06m x 1.96m )

Double glazed window to front.

### Bathroom

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

### Outside

#### Rear Garden

Good sized rear garden with paved patio leading to lawn area with well-stocked flower beds to borders, fence surround, wooden shed, and further patio area leading to the end of the garden with rear garden gate.

### Garage

Garage located in nearby block.



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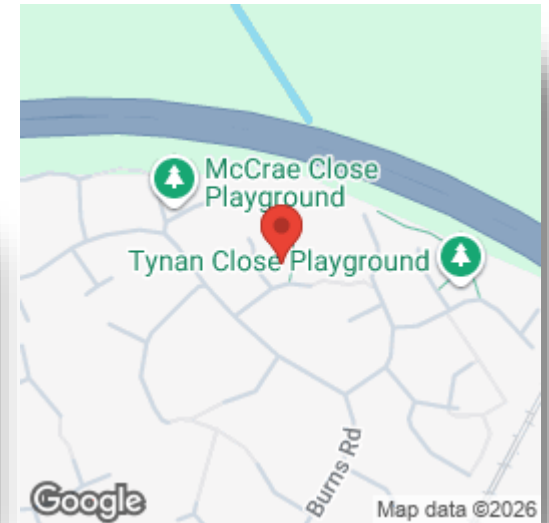
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious and well-maintained 3 bedroom terraced family home.
- No upward chain.

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

guide price

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110626 - 0002

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