



Ascot Road, Royston SG8 9JD

welcome to

Ascot Road, Royston

Situated on a sought-after and popular residential development within easy access of Royston town centre and local amenities, this three-bedroom semi-detached family home benefitting from a garage to the side.

Entrance Hall

Entered via UPVC door to the front aspect, Double glazed obscured window to the front aspect, stairs rising to first floor landing, radiator and door leading to lounge.

Lounge

Double glazed window to the front aspect, inset fireplace with surround and mantel over and tiled hearth, door to understairs storage cupboard, wall mounted lights, coving to ceiling, radiator and opening leading to Dining area.

Dining Area

Double glazed sliding patio doors to the rear aspect leading to rear garden, coving to ceiling, radiator and door leading to kitchen.

Kitchen

Fitted kitchen comprising wall and base units with wood effect worksurfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, gas oven with induction hob and cooker hood over, integrated microwave, integrated fridge/freeze, plumbing for washing machine, spotlights to ceiling, double glazed window to the rear aspect and door leading to utility room.

Side Extension Room

Double glazed door to the front aspect, double glazed window to the rear aspect, wall mounted storage units, space for under counter fridge/freezer, radiator and double glazed door to the rear aspect leading to rear garden.





First Floor Landing

Stairs rising from entrance hall, double glazed obscured window to the side aspect, access to loft space and doors leading to all rooms.

Bedroom One

Double glazed window to the rear aspect, built in wardrobes and radiator.

Bedroom Two

Double glazed window to the front aspect, door to built in storage cupboard and radiator.

Bedroom Three

Double glazed window to the front aspect and radiator.

Bathroom

Suite comprising bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC, radiator, fully tiled and double glazed obscured window to the rear aspect.

Externally Front

Open frontage mainly laid with artificial lawn for easy maintenance with shrub borders, steps up to front door, block paved driveway leading to single garage providing off road parking.

Rear Garden

Mainly laid with artificial lawn for easy maintenance, paved patio area for seating with mature trees and shrubbery and fully enclosed with timber fencing.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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

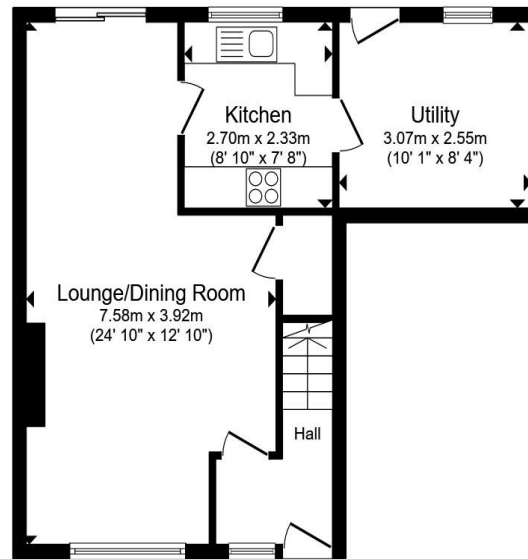
Ascot Road, Royston

- Private rear garden
- Quiet cul-de-sac location
- Situated on the popular Ridings development
- Within easy access of Royston town centre and local amenities
- Driveway and garage to the side

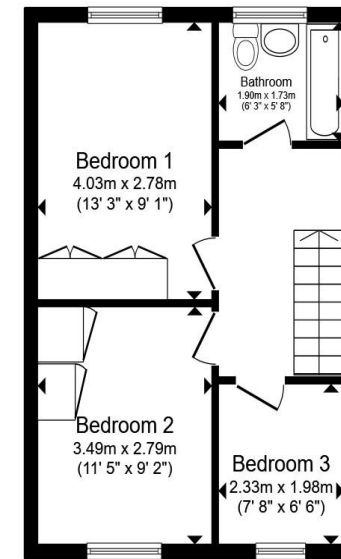
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

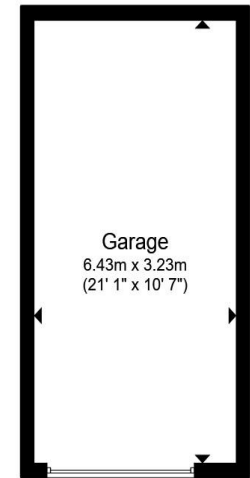
£360,000



Ground Floor



First Floor



Garage

Total floor area 119.4 m² (1,285 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
RYN110969 - 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.

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