



AMIT CHAUHAN

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26 Coombelands,  
Guide Price £300,000

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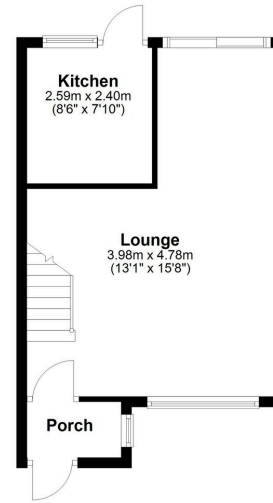


- Three-bedroom mid-terrace home
- Great opportunity to modernise and add value
- Private rear garden
- Garage en bloc for parking or storag
- EPC - TBC
- Ideal for first-time buyers or investors
- Porch entrance
- Kitchen with direct garden access
- Freehold
- AC1436

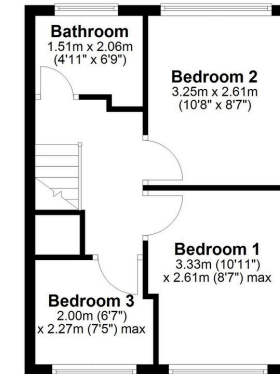




**Ground Floor**  
Approx. 33.6 sq. metres (362.1 sq. feet)



**First Floor**  
Approx. 31.9 sq. metres (343.2 sq. feet)



Total area: approx. 65.5 sq. metres (705.3 sq. feet)

Three bedrooms, a garage and endless potential, this is the kind of opportunity buyers wait for.

A fantastic opportunity to purchase a three-bedroom mid-terrace home in the heart of Royston, perfect for first-time buyers, investors or anyone looking for a property they can make their own. Offering a porch entrance, spacious lounge, kitchen with garden access, three bedrooms, family bathroom and a garage en bloc, this home is full of potential and ideally positioned close to local amenities, schools and transport links.

