

Ash Way, Royston SG8 7LG

william h brown

welcome to

Ash Way, Royston

A deceptively spacious three-bedroom semi-detached family home situated in this established residential location. In need of modernisation throughout and offered with no upward chain. Viewing is highly recommended.













Entrance Hall
Entrance door. Stairs rising to the first-floor landing.

Lounge/Dining Room
A spacious dual-aspect reception room with feature fireplace, radiators, and double-glazed windows to both the front and rear aspects.

Kitchen/Breakfast Room
Fitted kitchen comprising a built-in oven and hob, together with a generous range of base and wall-mounted units. Space and plumbing for an automatic washing machine. Double-glazed window to the rear aspect and double-glazed door providing side access.

First Floor Landing
Stairs rising from the entrance hall. Hatch to loft.

Bedroom One
Radiator and double-glazed window to the front aspect.

Bedroom Two
Twin double-glazed windows and radiator.

Bedroom Three
Radiator and double-glazed window to the rear aspect.

Bathroom
Suite comprising panelled bath and wash hand basin.

Separate W/C
Low-level WC.

Outside
Rear Garden
Good-sized enclosed rear garden, laid principally to lawn. Shed.

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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Ash Way, Royston

- Deceptively spacious semi-detached home
- In need of modernisation throughout
- Three bedrooms
- Dual-aspect lounge/dining room
- No upward chain

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£325,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
RYN110819 - 0004

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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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