

Coombelands

Royston,
Hertfordshire, SG8 7DW

OIEO £325,000

country properties

Situated in a well-established location within easy reach of Royston Train Station and the High Street, this attractive end-of-terrace home offers an excellent opportunity for first-time buyers, downsizers or those looking to put their own stamp on a property.

Extended to provide well-proportioned accommodation, the home benefits from a larger-than-average plot compared with neighbouring properties, offering plenty of scope to create a space tailored to your needs and lifestyle.

A single garage provides valuable additional parking or storage, while the property's convenient location places schools, the leisure centre and a range of local amenities all within easy reach.

With its generous plot, convenient position and potential for further personalisation, this is a home that deserves to be viewed to be fully appreciated.

All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).

- Extended Family Home
- Chain Free
- Two Reception Rooms
- Popular Residential Location
- Garage En-Block
- Freehold
- EPC Rating C

















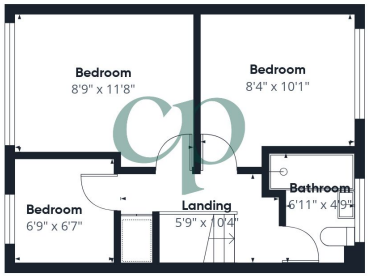








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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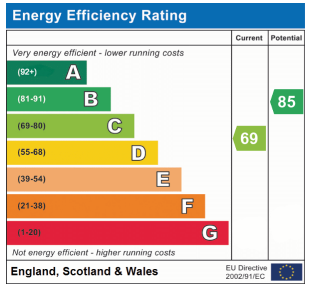
Approximate total area(1)

879 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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