

34 The Close, Royston, SG8 7JT

THOMAS MORRIS







Asking Price: £300,000 Freehold

The Close, Royston, SG8 7JT

- Three Bedrooms
- Mid-Terrace Family Home
- Good-Sized Living Room with Wood-Burner
- Spacious Conservatory
- Downstairs Bathroom
- No Onward Chain
- Off-Street Parking
- 1.1-Mile Walk to Royston Train Station
- Freehold
- EPC - 70/C

Offered with no onward chain, this well-proportioned three-bedroom mid-terraced home is ideally situated on The Close in Royston, providing an excellent opportunity for first-time buyers, young families and commuters alike.

Upon entering, a welcoming hallway provides access to the ground-floor accommodation. The good-sized living room offers a comfortable and inviting space, with a central wood-burner creating an attractive focal point and a cosy atmosphere.

To the rear, the property features a well-fitted kitchen, which leads through to a particularly useful and spacious conservatory. Offering excellent flexibility, this versatile additional reception space could be utilised as a dining room, home office, playroom or further sitting area, depending on the needs of the new owner. A downstairs bathroom, fitted with a three-piece suite, completes the ground-floor accommodation.

Upstairs, there are three good-sized bedrooms. The principal bedroom benefits from two windows, allowing plenty of natural light, together with useful built-in wardrobes providing excellent storage. The remaining bedrooms offer further flexibility for children, guests or home working.

Externally, the property benefits from front and rear gardens, together with off-road parking — a valuable combination for a property of this type.

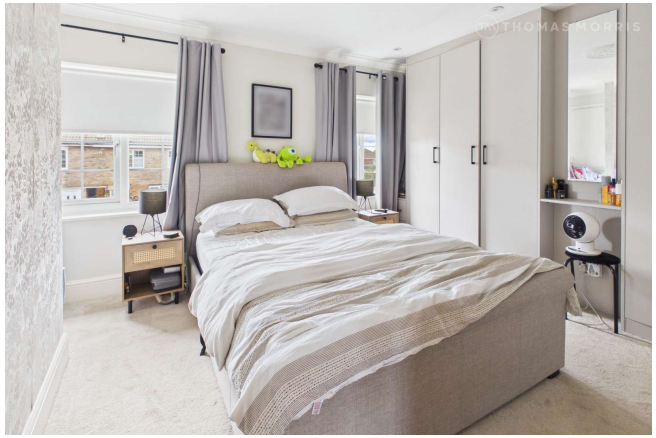
Accommodation

Entrance Hall
Living Room *11'11" x 11'8" (3.63m x 3.56m)*.
Kitchen *7'11" x 7'6" (2.41m x 2.29m)*.
Conservatory *12'2" x 9'5" (3.7m x 2.87m)*.
G/floor Bathroom Wc

Landing
Bedroom One *10'7" x 9'10" (3.23m x 3m)*.
Bedroom Two *9'3" x 7'9" (2.82m x 2.36m)*.
Bedroom Three *8'10" x 6'1" (2.7m x 1.85m)*.

Gardens Front & rear

Freehold
North Hertfordshire District Council
Council Tax Band - "C"
EPC - 70/C









Further Information
The location is particularly well suited to families and commuters. Royston mainline railway station is approximately 1.1 miles away on foot, providing fast rail links towards both London and Cambridge. For families, Icknield Walk First School is approximately 0.22 miles away, with an Ofsted rating of Outstanding, while King James Academy is also within walking distance and is rated Good by Ofsted. The town centre is approximately 1 mile away, offering a wealth of everyday amenities, independent shops, cafés, restaurants and other facilities.

With its three bedrooms, flexible conservatory, wood-burner, gardens, off-road parking and convenient position for schools, the railway station and Royston town centre, this property represents an excellent opportunity for those looking to establish themselves in this popular Hertfordshire market town.

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

THOMAS MORRIS

Thomas Morris
6 Melbourn Street, Royston, Hertfordshire, SG8 7BZ
T: 01763 243331
enquiries.royston@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk

*There are AI staged images used for the purposes of demonstration within these property particulars

The Property Ombudsman