

- Well Presented Family Home
- Integral Garage and Driveway
- Three Bedrooms
- Extended Living Accommodation
- Popular Location
- Easy Access to Local Schools
- Conservatory
- Private Gardens
- DON'T MISS OUT!

COOMBELANDS, ROYSTON

WELL PRESENTED FAMILY HOME! An extended three bedroom terraced house, in this popular north Royston location, offering a comfortable home with generous accommodation throughout. The property also has a conservatory to the rear, and an integral garage and driveway. VIEWING RECOMMENDED!

3 1 2 EPC

£375,000

WellingtonWise Estate Agents Royston
01763 294448

11 Baldock Street, Royston, Hertfordshire, SG8 5AY

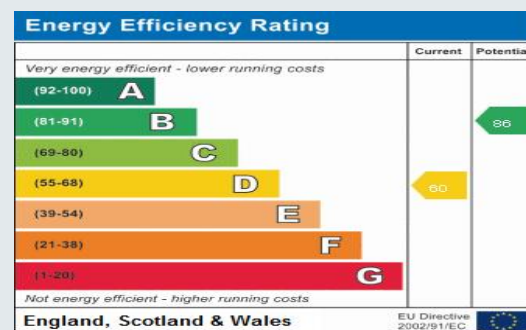
A leading independent property service provider with offices in **St Ives, Royston & Melbourn.**

facebook.com/wellingtonwise
@wellingtonwise

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



COOMBELANDS, ROYSTON

£375,000

WELL PRESENTED FAMILY HOME! An extended three bedroom terraced house, in this popular north Royston location, offering a comfortable home with generous accommodation throughout. The property also has a conservatory to the rear, and an integral garage and driveway. **VIEWING RECOMMENDED!**

STEP INSIDE The Entrance door takes you straight into a convenient Porch, ideal for shoes etc., with an inner door leading into the light and airy Dining Area, with generous space for a table and chairs. This leads straight into the really spacious Lounge, which extends right through to the rear of the house. At the far end of this room are double doors leading into the double glazed Conservatory, which creates further ground floor space and a pleasant garden room. There is a door from here leading into the Rear Garden.

Back into the Dining Area. and walk straight through into the Kitchen, well appointed with a range of eye and base level cupboards with working surfaces. There are spaces allocated for numerous appliances and the Kitchen extends into the Kitchen/Utility Area which has further work surfaces and further space for appliances. There is a door leading from here into the Rear Garden.

Onto the First Floor and the landing provides access into all three bedrooms and the Bathroom. There are two good sized double Bedrooms, facing the front and the rear of the house, and one single bedroom. The Bathroom is fitted with a three piece suite of WC, wash hand basin and panelled bath with shower over.

STEP OUTSIDE The front of the property benefits from a driveway which provides parking for a couple of vehicles, in front of an INTEGRAL SINGLE GARAGE, which has up and over door access, and is fitted with light and power. There is also a smart open plan lawn to the right hand side of the driveway.

The Rear Garden is a private space, well maintained, mainly laid to lawn with decking area and paved patio, the garden is fenced and enclosed with gated pedestrian rear access.

LOCATION Coombelands is a quiet residential area situated off Melbourn Road on the north side of Royston. The area provides easy access to the A10 and A505, and is around a 20 minute walk to the town centre and railway station. There are good schools for all ages within easy reach.

