



8, Hall Lane

Great Chishill, Royston,
Cambridgeshire, SG8 8SG

Freehold - Guide Price £350,000

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PROPERTIES

We are pleased to offer this very well presented 2/3 bedroom end of terrace cottage for sale in the beautiful village of Great Chishill. This home is situated in a prominent location close to beautiful countryside scenery, local pub, parish church, cricket club and nursery making it easy for a new owner to enjoy the village life! The majority of the ground floor comprises of a spacious and homely lounge with brick fireplace and wood burner which leads into a contemporary kitchen with ample space for dining. To the rear you will find a versatile utility room and family bathroom. To the first floor you will find 2 double bedrooms and an additional bedroom/storage space. Externally, this property boasts a private rear garden and a 2 car driveway.

- Grade II listed
- 2/3 bedroom cottage
- Open plan accommodation
- Modern kitchen/diner
- 2 car driveway
- Village location
- Council Tax band C
- EPC rating F

Accommodation

Lounge

20' 4" x 12' 4" (6.20m x 3.76m)

Window to the front aspect, two radiators, wooden flooring, built in storage cabinet, brick fireplace and wood burner, stairs rising to the first floor, access to:-

Utility Room

8' 6" x 6' 10" (2.59m x 2.08m)

Window to the rear aspect, tiled flooring, range of fitted units, space for a washing machine, integral fridge/freezer, tiled walls, wall mounted boiler.

Kitchen/Diner

20' 4" x 9' 7" (6.20m x 2.92m)

Range of wall mounted and base level units with granite effect work surface over, inset sink, integral oven and hob with splash back, tiled walls, double radiator, space for dining, windows to the front and rear aspect, wooden flooring, French doors leading onto rear patio.



Family Bathroom

8' 5" x 5' 3" (2.57m x 1.60m)
WC, wash hand basin with vanity unit below, window to the rear aspect, exposed beams, tiled walls and flooring, bath with shower attachment over, heated towel rail.

First Floor

Bedroom One

11' 1" x 10' 7" (3.38m x 3.23m)
Window to the front aspect, built in wardrobe.

Bedroom Two

8' 7" x 9' 7" (2.62m x 2.92m)
Window to the rear aspect, built in cupboard.

Bedroom Three

11' 6" x 7' 5" (3.51m x 2.26m)
Window to the side aspect.

External

Rear

Laid to patio ideal for alfresco dining.

Front

Driveway for 2 cars.



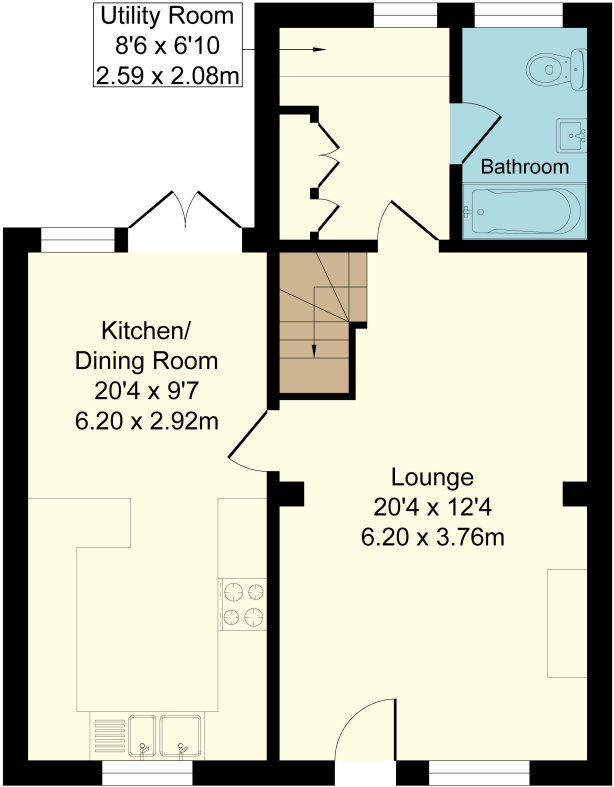


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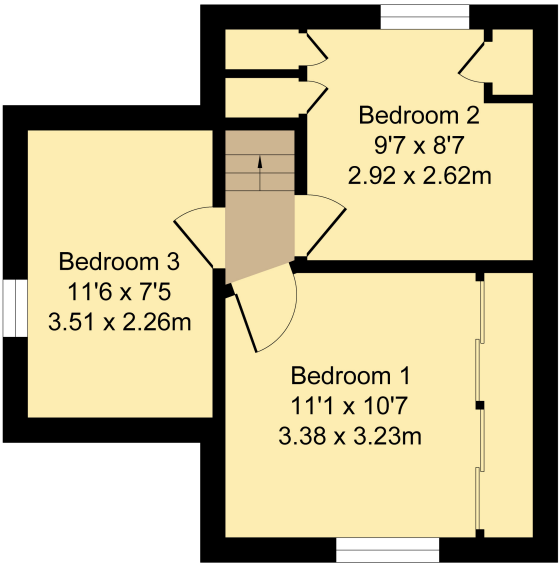
Ground Floor

Area: 52.6 m² ... 567 ft²



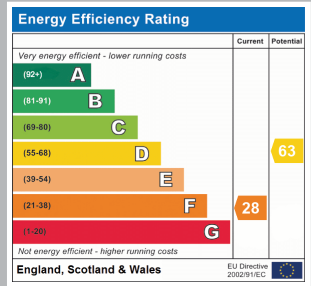
First Floor

Area: 31.7 m² ... 342 ft²



Total Area: 84.3 m² ... 909 ft²

All Measurements are approximate and for display purposes only



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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