



Ashwell Road

Guilden Morden, Royston,
Cambridgeshire, SG8 0JX

Freehold - OIEO £450,000

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properties

This well proportioned four bedroom Detached Bungalow with double garage and off-road parking, ready for modernization offers great scope for investment purposes. Situated within the village of Guilden Morden, the property sits within close proximity to Baldock, Ashwell and Royston, which offer various amenities and schools.

Upon entry, the porch leads to a spacious living room with an exposed brick work fireplace, single bedroom that could be used for a home office, spacious eat-in kitchen comprising shaker style wall and base units, wooden worktops and a ceramic butler sink as well as a separate utility room. Leading on from the kitchen/diner, are a further three double bedrooms, and family bathroom comprising a shower over the bath, double wash hand basin and WC.

French doors in the kitchen lead out to the patio, ideal for outdoor dining in the summer months. Furthermore, steps lead down from the patio to the main garden area which is mostly laid to lawn, with a greenhouse to the side. A double garage is conveniently situated to the side of the property, and can be accessed both via the front and back of the property.

Subject to planning permission, there is potential to extend/reconfigure this property, ideal for an investment or a growing family. early viewing is advised.

LOCATION.

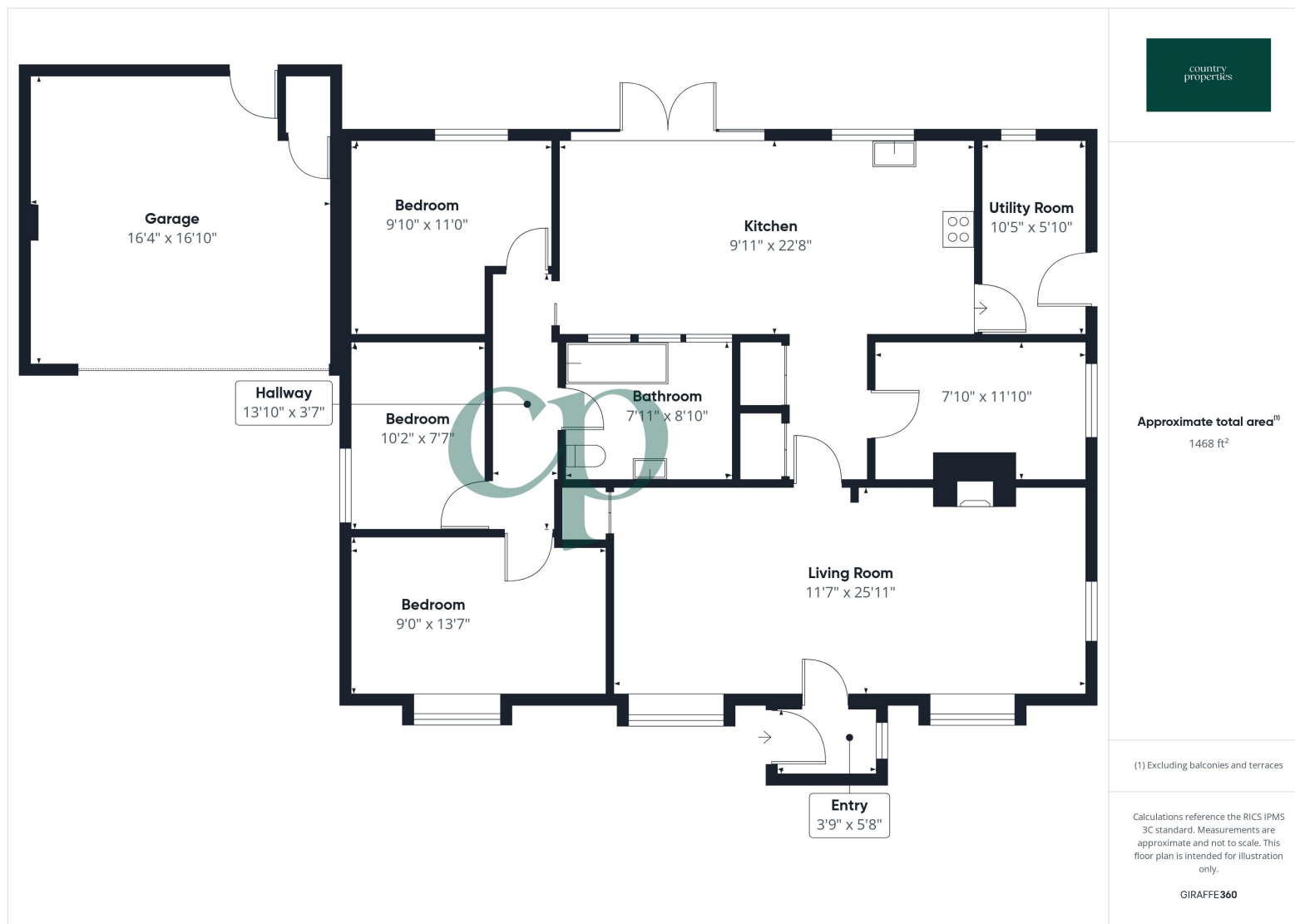
Guilden Morden is surrounded by open countryside/arable land offering a network of footpaths and bridleways ideal for walking and observing the local wildlife. The village benefits from two public houses, one of which is community owned and offers a varied food menu for both lunchtime and evening dining. The community pub also hosts community events such as a monthly market and talks. Guilden Morden also has a village hall, recreation ground and parish church. There are numerous local clubs offering various activities such as football, cricket, cycling within the village and surrounding area. For the golf enthusiast there is also a premium golf club offering two 18 hole courses less than 5 miles away. Nearby there are farm shops, butchers, post office, GP surgeries and dentists. The nearby towns of Baldock, Biggleswade and Royston give access to supermarkets, high street brand stores, weekly markets, cafes and a wide range of sports and leisure facilities.

- Council Tax Band E / EPC Awaited
- Double Garage and Ample Parking
- Spacious Kitchen / Diner with separate utility room
- 4 bedrooms & 1 family bathroom
- Good sized plot with room to extend STPP
- Freehold Detached Bungalow in village location









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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