



Gun Road Gardens

Knebworth,
Hertfordshire, SG3 6ED
Offers in excess of £350,000

COUNTRY PROPERTIES
PART OF HUNTERS

A three bedroom older style terraced house that offers great potential to extend and improve. The house sits on a generous plot in a no through road location. The ground floor accommodation comprises of entrance hall, lounge, kitchen/breakfast room and bathroom. Upstairs offers three bedrooms and access to loft. The overall plot extends to approximately 0.282 of an acre with substantial gardens to the side and rear offering great scope for extension/addition, subject to planning consent.

THIS PROPERTY IS TO BE SOLD FREEHOLD BUT SUBJECT TO A COVENANT RESTRICTING THE USE OF THE PLOT TO A SINGLE DWELLING

Offers should be submitted in writing or by email using the tender form to: Davies King Chartered Surveyors, 5 Gernon Walk, Letchworth Garden City, Herts SG6 3HW. Email daviesking@talk21.com. 01462 484272. Please make all offers for the attention of Stuart King BSc MRICS marked '24 Gun Road Gardens, Knebworth, Herts SG3 6ED – OFFER'. The tender form must be completed in full. Closing date, close of business on 23rd October 2023. ONLY OFFERS RECEIVED IN THIS WAY WILL BE CONSIDERED.

The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful tenderer will have to agree to exchange contracts within a maximum of 6 weeks following acceptance of their offer and complete the purchase within a maximum of 4 weeks thereafter.

All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. The vendors are not bound by this Informal Tender and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The vendors, at their absolute discretion, do not bind themselves to accept the highest or any offer submitted and reserve the right to enter into negotiations with any party.

- Three bedroom terrace home
- Great potential to extend (STPP)
- Large side and rear garden
- Plenty of parking
- Requiring general updating
- Ground floor bathroom
- Easy walk to village centre and station





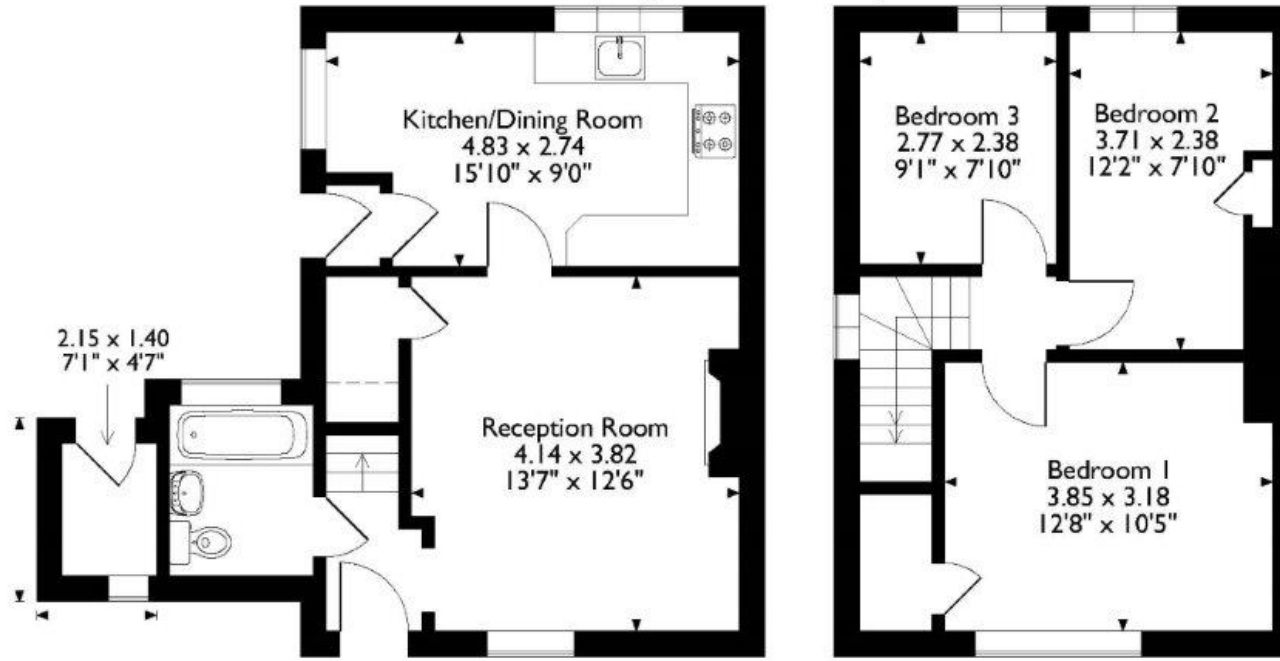
24 Gun Road Gardens, Knebworth, Hertfordshire

Approximate Gross Internal Area

Main House = 71 Sq M/764 Sq Ft

Outbuilding = 2 Sq M/22 Sq Ft

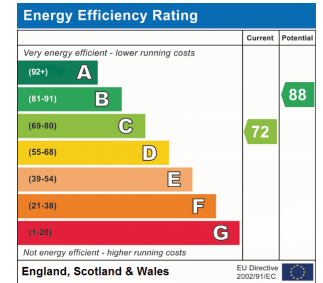
Total = 73 Sq M/786 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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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www.country-properties.co.uk

