



Townsend Close

Barkway, Royston,
Hertfordshire, SG8 8ER
Freehold £385,000

country
properties

A unique opportunity to acquire this chain free detached chalet style bungalow situated in a sought-after location and in need of modernisation, ideal for investors or families looking to create their dream home. The property is generously proportioned and offers ample living space to include; two 16ft reception rooms, a ready to transform kitchen and shower room on the ground floor and two double bedrooms to the first. Externally, the home presents great potential with its large private rear garden, two storage sheds, driveway and single garage.

- Chain free!
- Detached chalet bungalow
- Two double bedrooms
- In need of modernisation – huge potential STPP
- Generous rear garden
- Driveway & single garage
- Idyllic village location
- Council Tax band E / EPC rating TBC

Accommodation

Storm Porch

Door to:-

Entrance Hallway

Window to the front aspect, radiator, stairs rising to first floor, built in storage cupboard, doors to:-

Lounge

16' 3" x 10' 4" (4.95m x 3.15m)

Window to the front aspect, radiator.

Dining Room

16' 3" x 11' 9" (4.95m x 3.58m)

Window to the rear aspect, feature fireplace, serving hatch, radiator, door to rear garden.

Kitchen

11' 8" x 8' 6" (3.56m x 2.59m)

Range of matching wall mounted and base level units with work surface over and inset double sink with drainer, electric cooker, space for a washing machine and fridge/freezer, floor standing gas boiler, tiled flooring, radiator, window to the rear aspect, door to:-

Side Alleyway

Window into shower room, door to front and rear garden, tap, personnel door to garage, two brick built storage sheds with lighting (one with power also).

Shower Room

Window onto side alleyway, radiator, WC, wash hand basin with pedestal, corner shower cubicle with Mira electric shower, tiled walls.



First Floor

Landing

Window to the front aspect, airing cupboard housing hot water cylinder and shelving, loft hatch, doors to:-

Bedroom One

16' 3" x 7' 3" (4.95m x 2.21m) narrowing to 13' 3" x 8' 8" (4.04m x 2.64m)

Window to the front aspect, radiator, two eaves storage cupboards.

Bedroom Two

13' 3" x 8' 5" narrowing to 5' 8" (4.04m x 2.57m narrowing to 1.73m)

Window to the rear aspect, radiator.

External

Rear Garden

Rear garden laid to lawn, enclosed by fence boundaries with large patio area with decorative dwarf brick wall boundary, vegetable patch and timber shed with power and lighting.

Front

Laid to lawn with a variety of flower beds with an array of shrubs, flowers and plants, pathway to front door and driveway providing off road parking for 1 car leading to:-

Garage

17' 0" x 8' 5" (5.18m x 2.57m)

Metal up and over door, power and lighting, personnel door to side alleyway.

Agent's Notes

Location

Barkway is a long-established village and together with Newsells village is a civil parish in North Hertfordshire. It's situated about five miles south-east of Royston, 15 miles south of Cambridge and 35 miles from London. The village has a junior school, The Tally Ho Pub, a recreation ground with children's play area and football pitches, a golf course, petrol station and a number of active social organisations. With a wonderful community and beautiful countryside walks, Barkway offers its residents an idyllic 'British Countryside Village' lifestyle within a very short distance of all the larger town amenities and transport links that can be found in Royston.





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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

country
properties