



4, Shepherd Close

Royston,
Hertfordshire, SG8 9DF
OIEO £290,000

country
properties

A fantastic opportunity to purchase this three bedroom mid-terrace family home in Royston, with bundles of potential to extend (STPP). The property comprises of; entrance porch, spacious lounge/dining room, and separate kitchen. To the first floor are three good size bedrooms and a family bathroom in need of repair. Externally the property boasts a good sized rear garden, driveway for a vehicles and a single garages. *** GREAT INVESTMENT PURCHASE***

- Mid-Terrace House
- 3 Bedrooms
- In need of a full modernisation and refurbishment throughout.
- Family Bathroom
- Spacious Lounge/Diner
- Separate Kitchen
- Rear Garden with Patio area
- Driveway and Garage

Ground Floor

Entrance Porch

9' 1" x 3' 8" (2.77m x 1.12m)

uPVC obscure glazed door and window, shelves and hanging space for coats and shoes, radiator, telephone point, single plug socket, consumer unit, obscure single glazed door into the dining space.

Dining Area

13' 6" x 8' 10" (4.11m x 2.69m)

uPVC double glazed window to the front aspect, stairs to the first floor accommodation, radiator, heating controls, obscure single glazed door into the kitchen, open plan into the lounge.

Lounge

17' 0" into stairs x 9' 7" (5.18m x 2.92m)

Opening from the dining area, radiator, plenty of double sockets, stairs to the first floor accommodation, under stairs storage, plenty of double sockets, uPVC double glazed window to either side of the patio doors leading on to the garden.

Kitchen

9' 10" x 6' 8" (3.00m x 2.03m)

Matching wall and base units with a wooden roll edge worktop, space for a tall free standing fridge/freezer, space for a gas oven, extractor hood above, plenty of plug sockets, tiled splash back, space and plumbing for a washing machine and dishwasher, Valeant combination boiler, uPVC double glazed window and door to the rear garden.



First Floor

Landing

Loft hatch, access to all first floor accommodation.

Master Bedroom

13' 10" into recess x 11' 6" (4.22m x 3.51m)
Radiator, plenty of double sockets, large uPVC double glazed window to the rear aspect, plenty of double sockets.

Bedroom Two

9' 6" into recess x 9' 2" (2.90m x 2.79m)
Built in wardrobe with hanging space, radiator, large uPVC double glazed window to the front aspect, plenty of double sockets.

Bedroom Three

9' 2" x 7' 2" (2.79m x 2.18m)
uPVC double glazed window to the front aspect, radiator, double sockets.

Family Bathroom

Low level flush WC, bath, wash hand basin, partially tiled to floor and walls, radiator, obscure double glazed window to the rear aspect.

External

Garden

The rear garden is mainly laid to lawn and fully enclosed via fence to both sides and the rear with an access gate to the side aspect. Patio doors lead from the lounge onto a small patio area with a pathway leading to the bottom of the garden with a shed.

Front

Driveway providing off road parking 1 vehicle leading to the single garage, laid to lawn with a pathway to the front door, access from the side to the gas box.

Garage

15' 9" x 8' 0" (4.80m x 2.44m)
Power and lighting, up and over door.





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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