



Old North Road, Bassingbourn, Royston, Cambridgeshire. SG8 5JL





4 Bedroom Hairdresser/Barber Shop £450,000 Freehold

A rare development opportunity to convert this former high street shop into a large 4-bedroom family home. A change of usage has been granted allowing this large retail premises to be turned into residential living space. Alternatively, it could be used as a large commercial space. The property has a central high street location and is offered to the market on a chain-free basis.



- Development opportunity
- Detached
- Potential 4 bedrooms
- Open plan kitchen lounge
- Prominent location
- Chain free
- Former shop

General Description:**Ground Floor:****Entrance:**

Entrance via the double-glazed front door.

Lounge:

Abt. 31' 0" x 16' 2" (9.45m x 4.93m) Two large windows to front aspect. Exposed brickwork. Doors too:

Snug:

Abt. 18' 2" x 8' 6" (5.54m x 2.59m) Window to side aspect.
Door to kitchen.

Kitchen:

Abt. 18' 1" x 14' 11" (5.51m x 4.55m) Window to side and rear aspect. Tiled floor. Door to garden.

Utility Room:

Abt. 18' 1" x 13' 3" (5.51m x 4.04m) Window to side and rear aspect.

Office:

Abt. 13' 2" x 3' 11" (4.01m x 1.19m) Window to side aspect.

First Floor:**Landing:**

Doors to all rooms.

Bedroom One:

Abt. 15' 6" x 11' 9" (4.72m x 3.58m) Window to front aspect.
Opens to en-suite.

En-suite:

Abt. 8' 8" x 7' 10" (2.64m x 2.39m) Window to front aspect.

Bedroom Two:

Abt. 14' 10" x 11' 8" (4.52m x 3.56m) Window to side aspect.
Opens to en-suite.

Bedroom Three:

Abt. 11' 5" x 7' 5" (3.48m x 2.26m) Window to front aspect.

Bedroom Four:

Abt. 7' 8" x 7' 11" (2.34m x 2.41m) Window to front aspect.

Bathroom:

Abt. 7' 8" x 5' 10" (2.34m x 1.78m) Window to side aspect.

Loft Space:

Two large loft space areas measuring 14'4 x 12'4.

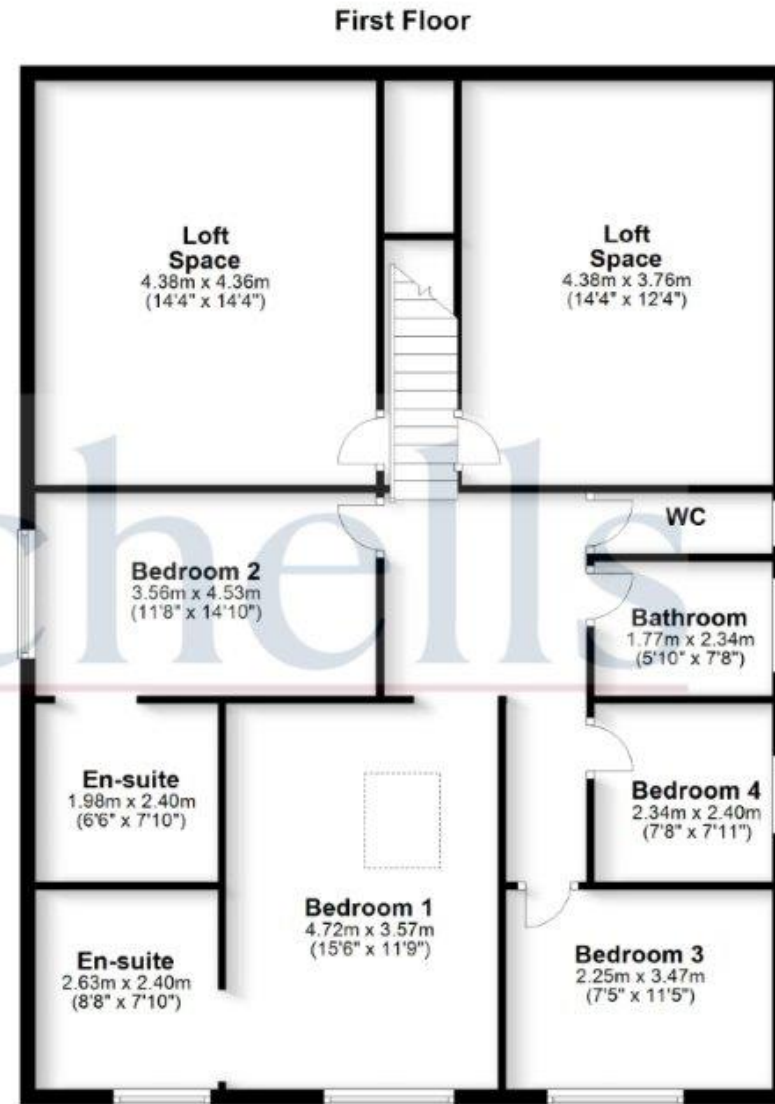
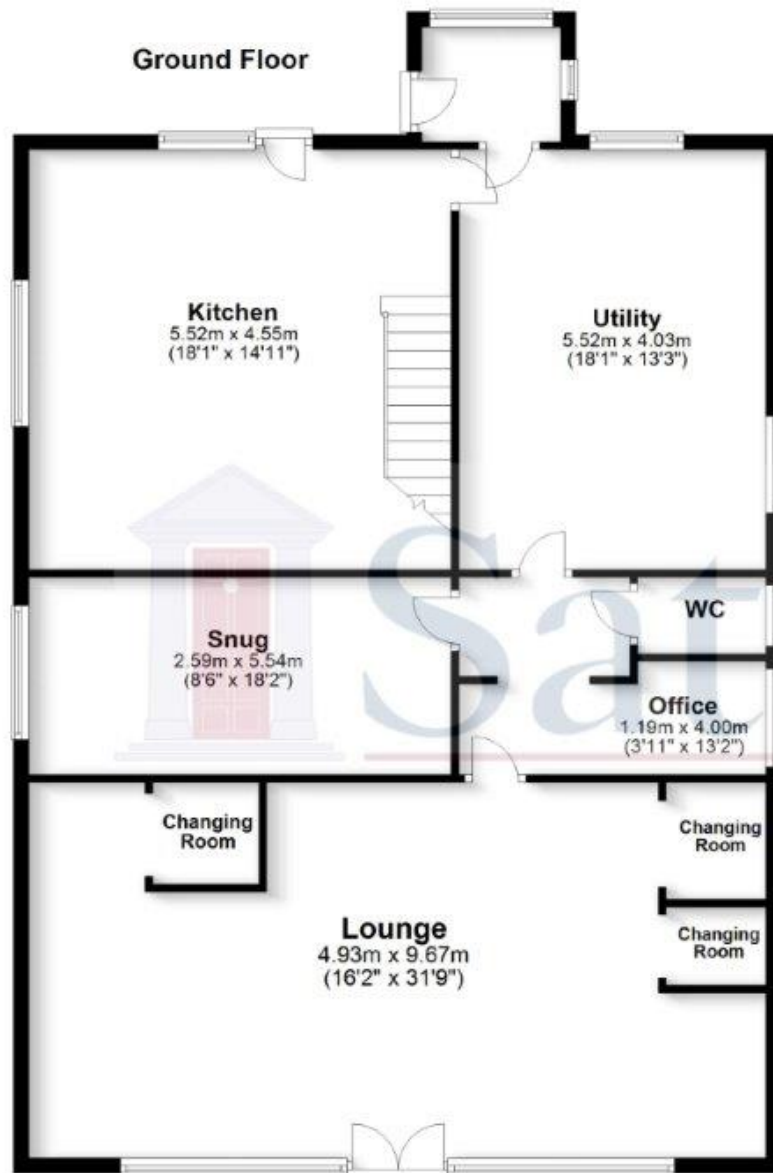
External:**Outside:**

40ft x 50ft currently used for parking.





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For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.