



4, New Road

Guilden Morden, Royston,
Cambridgeshire, SG8 0JN

OIEO £325,000

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properties

This three bedroom semi-detached property has a huge amount of potential to extend (SSTP) and is provides a brilliant opportunity for investors or as a future family home. The property comprises; entrance hallway, lounge, kitchen/breakfast room, downstairs WC, conservatory and to the first floor are three good size bedrooms and a family bathroom. The property sits on a fantastic size plot with the benefit of a large amount of parking for multiple vehicles. ** GREAT INVESTMENT PURCHASE **

- Great investment purchase
- 3 Good size bedrooms
- Kitchen/breakfast room/diner
- Double glazed conservatory
- Family bathroom & downstairs WC
- Brilliant size plot
- Huge potential to extend (STPP)
- Driveway for 4 - 6 vehicles

Ground Floor

Entrance Hallway

uPVC double glazed front door, radiator, stairs to the first floor, heating controls, electric box, access into the lounge.

Lounge

13' 11" into recesses x 12' 11" (4.24m x 3.94m)

Two recesses to either side of the chimney breast, access into kitchen/diner, under stairs cupboard housing the boiler, uPVC double glazed window to the front aspect, radiator.

Kitchen/Diner

17' 9" into doorway x 8' 9" (5.41m x 2.67m)

Fully tiled flooring, uPVC double glazed obscure door to the side aspect, radiator, alcove with plenty of space for a tall free standing fridge/freezer, archway leading into the conservatory, matching wall and base units with a roll edge worktop, tiled splash back, sink 1/2 with drainer, space and plumbing for a washing machine and dish washer, Hotpoint oven 1/2, electric hob with cooker hood above, plenty of double sockets, uPVC double glazed window over looking the rear garden, access into downstairs WC.

Downstairs WC

uPVC obscure double glazed window to the side aspect, low level flush WC, wash hand basin, partially tiled, tiled flooring.



Conservatory

9' 5" x 7' 11" (2.87m x 2.41m)

Open archway from the kitchen, tiled flooring, partially brick built, radiator, uPVC double glazing to the front, side and rear aspect with a double glazed door leading into the rear garden.

First Floor

Landing

uPVC double glazed window to the side aspect, loft hatch, access into all three bedrooms and the family bathroom.

Master Bedroom

11' 2" max x 10' 5" (3.40m x 3.17m)

uPVC large double glazed window to the front aspect, radiator.

Bedroom Two

11' 5" x 8' 4" (3.48m x 2.54m)

uPVC double glazed window to the rear aspect, built in cupboard, radiator.

Bedroom Three

8' 8" x 7' 9" (2.64m x 2.36m)

uPVC double glazed window to the rear aspect, radiator.

Family Bathroom

Wash hand basin with pedestal, low level flush WC, bath with electric shower above, partially tiled, extractor fan.

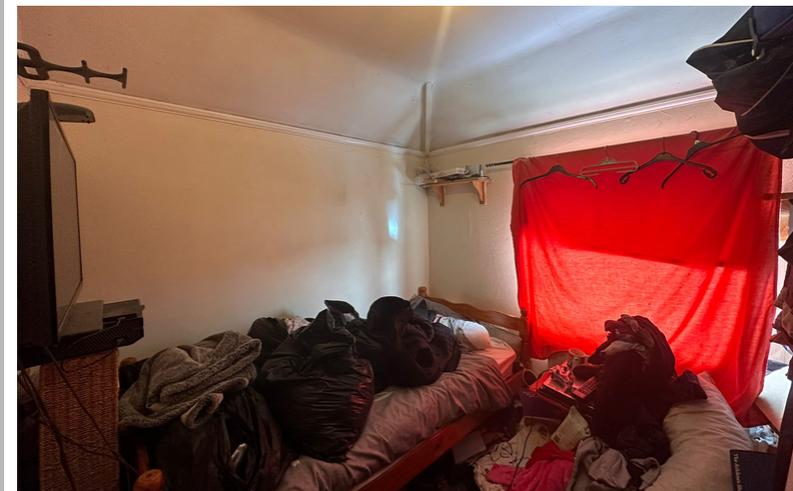
External

Rear Garden

The garden is mainly laid to lawn and leads round the side of the property to the front garden, two sheds, large plot with great potential to extend STPP.

Front

Driveway for 4 - 6 vehicles, mainly laid to lawn with a pathway leading to the front 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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