



# 5, North End

Kelshall, Royston,  
Hertfordshire, SG8 9SD  
OIEO £395,000

country  
properties

A brilliant two bedroom semi-detached home located in the village of Kelshall within a 10 minute drive to Royston town centre. The property benefits from a large rear garden with great potential and a driveway for 2 - 3 cars to the front of the property. The property comprises; entrance hallway, lounge, kitchen, family bathroom and to the first floor accommodation are two good size double bedrooms.

Offers should be submitted in writing in a sealed envelope. Please make all offers for the attention of Stuart King BSc MRICS marked '5 North End, Kelshall, Royston SG8 9SD – OFFER'. Closing date, close of business Tuesday 14th May 2024. The vendor reserves the right to accept an offer before the closing date.

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.

- Semi detached home
- 2 bedrooms
- Lounge with feature fireplace
- Large rear garden
- Off road parking for 2 - 3 cars
- Great potential to extend (STPP)

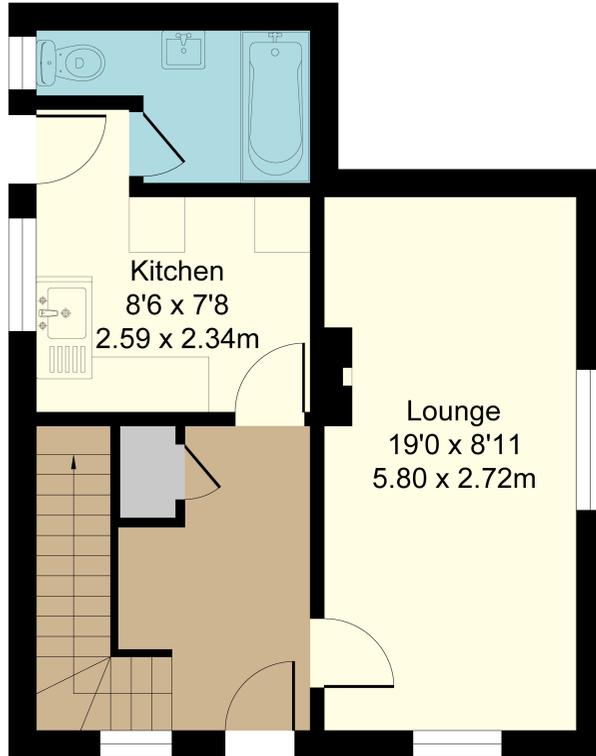




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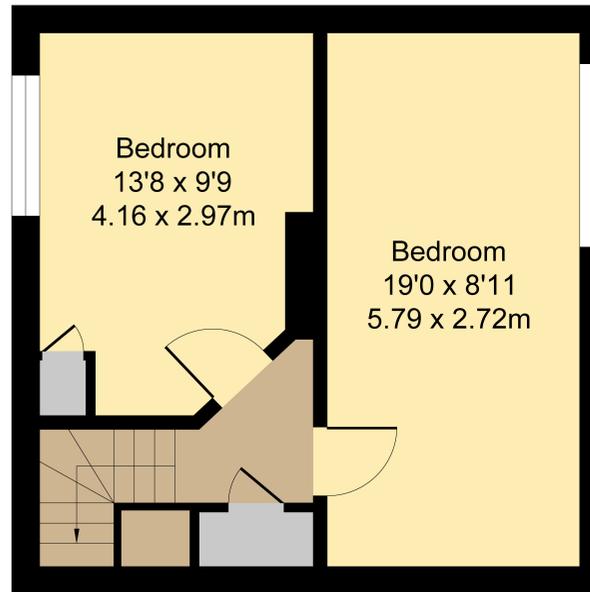
## Ground Floor

Area: 38.7 m<sup>2</sup> ... 417 ft<sup>2</sup>



## First Floor

Area: 33.6 m<sup>2</sup> ... 362 ft<sup>2</sup>



Total Area: 72.3 m<sup>2</sup> ... 779 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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

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