



**Walnut Tree Close, Bassingbourn, Royston, SG8 5PB**



**welcome to**

**Walnut Tree Close, Bassingbourn, Royston**

An opportunity to purchase a spacious and well-proportioned three bedroom semi-detached family home with adequate room for further extension subject to normal planning regulations. Offered with immediate vacant possession, early internal viewing is strongly recommended.



**Part-Glazed Front Door**

To entrance hall.

**Entrance Hall**

Radiator, stairs off to first floor.

**Lounge**

13' 6" x 12' 6" ( 4.11m x 3.81m )

Feature fireplace with inset fire-effect, radiator, TV point, archway to dining room, under-stairs storage cupboard.

**Dining Room**

10' 3" x 8' 1" ( 3.12m x 2.46m )

Radiator, glazed double doors to rear garden.

**Kitchen**

10' 3" x 7' 9" ( 3.12m x 2.36m )

Comprising stainless steel sink unit with drawers and cupboards below, excellent range of base and wall units, plumbing for automatic washing machine, space for electric cooker, attractive floor tiling, part-tiled walls.

**First Floor/ Landing**

Doors to:

**Bedroom One**

13' 2" x 9' 3" ( 4.01m x 2.82m )

With radiator, fitted wardrobe to one wall.

**Bedroom Two**

9' 3" x 9' 1" ( 2.82m x 2.77m )

Airing cupboard, radiator, fitted wardrobe.

**Bedroom Three**

8' 2" x 6' 2" ( 2.49m x 1.88m )

Storage cupboard, radiator.

**Bathroom**

White suite comprising low-flush WC, pedestal wash hand basin, panel-enclosed bath with shower attachment over, wall tiling, attractive flooring, radiator.

**Outside****Front Garden**

Front garden primarily laid to lawn with driveway providing parking/hard standing.

**Rear Garden**

Secluded rear garden predominantly laid to lawn with mature shrubs and flower borders, good-sized patio area.

**Agent's Note**

Early internal viewing of this spacious and well-proportioned three bedroom semi-detached family home is strongly recommended, the property also benefits from immediate vacant possession.



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## Walnut Tree Close, Bassingbourn, Royston

- Spacious three bedroom semi-detached family home.
- Immediate vacant possession offered.
- Quiet cul-de-sac location.
- Some modernisation and updating required.
- Driveway with car parking to front.

Tenure: Freehold EPC Rating: Awaited

**£365,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN109548 - 0003

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