



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.



view this property online williamhbrown.co.uk/Property/RYN109548



welcome to

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: E

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RYN109548](https://www.williamhbrown.co.uk/Property/RYN109548)



Property Ref:
RYN109548 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)