



Trident House, Royston Road, Barkway,
SG8 8BU



Offers Over: £400,000

Freehold

Royston Road, Barkway, SG8 8BU

- Terraced Home
 - Three Bedrooms
 - Generous Lounge
 - Kitchen / Breakfast Room
 - Separate Utility Room
 - Downstairs WC
 - Very Large Garden
 - Extensive Driveway
 - Freehold
 - Energy Rating C/74
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This delightful two-storied property exudes an aura of modern domestic bliss. Providing a vibrant combination of convenience and comfort, the residence comprises three restful bedrooms and a well-appointed bathrooms. The ground floor introduces a charismatic living room, complete with a cosy fireplace, a practical WC, and a kitchen, and utility room adds an element of everyday functionality. To the front of the property is a generous driveway. To the rear is substantial rear garden.

Moreover, the property is enviably located within easy reach of local amenities, perfect for families and pet owners alike. "BARKway Dog Park", a haven for canine companions, is only a short distance away. Parents will appreciate the proximity to the reputable "Barkway (VA) Church of England First School" and "Barkway Preschool", both testament to the area's commitment to quality education. This property is a worthy investment for those seeking a balance of domestic comfort and community charm.

Local Authority: North Hertfordshire District Council
Council Tax Band: D



Accommodation

Entrance Hall 17' x 5' (5.18m x 1.52m).

Living Room 23'7" x 10'10" (7.2m x 3.3m).

Kitchen 10'8" x 16'11" (3.25m x 5.16m).

Utility Room 7'2" x 6' (2.18m x 1.83m).

WC 3'7" x 6' (1.1m x 1.83m).

Landing 8'2" x 3'3" (2.5m x 1m).

Bedroom 9'10" x 11' (3m x 3.35m).

Bedroom 11'2" x 8'10" (3.4m x 2.7m).

Bedroom 8'5" x 7'10" (2.57m x 2.4m).

Bathroom 6'5" x 6' (1.96m x 1.83m).



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



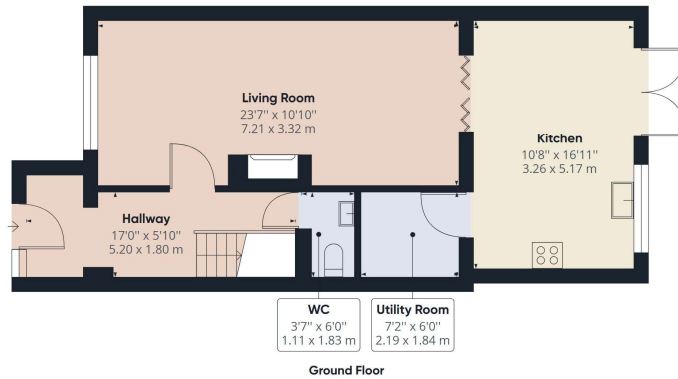
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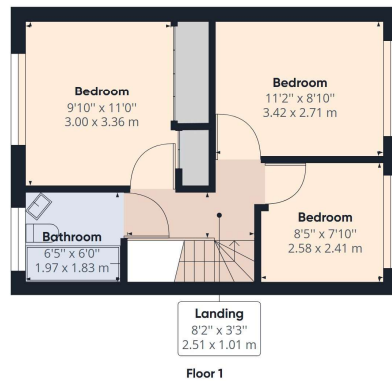
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Approximate total area⁽¹⁾
994.25 ft²
92.37 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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