



Reed End, Therfield, SG8 9RL

CHEFFINS

Reed End

Therfield,
SG8 9RL

A rarely available two bedroom semi detached cottage in need of full refurbishment, situated in a sought after semi rural position with a generous south facing rear garden backing onto open farmland. The accommodation extends to 723 sq. ft. arranged over two floors with added benefit of a timber garage. Furthermore, the property benefits from fantastic potential for extension (STPP) and is well positioned for easy access to Royston mainline rail station with direct links to London Kings Cross and Cambridge.

LOCATION

The village of Therfield, which is considered to be one of North Hertfordshire's most sought after villages, is conveniently located just 3 miles from the thriving market town of Royston which provides extensive shopping and recreational facilities and also has its own mainline station providing a commuter service to London King's Cross and Cambridge. The university city of Cambridge is about 16 miles away and the village is also well placed for access to major routes including the A1 and M11 motorway.

2 1 1

Guide Price £300,000





BOOT ROOM/LEAN TO

With entrance door, windows to the side and rear aspect, space and plumbing for washing machine, wood effect flooring, door to:

INNER HALLWAY

With door to bathroom and lounge, tiled floor, open to:

KITCHEN

With window to the rear aspect, range of matching eye and base level units, worktop with inset sink and drainer with mixer tap over, space for appliances including oven with extractor hood over, slimline dishwasher and under counter fridge, tiled floor, part tiled walls.

OPEN PLAN LIVING/DINING ROOM

With windows to the front aspect, feature fireplace with exposed brickwork and tiles hearth, under stairs storage cupboard, exposed beams, stairs to the first floor.

BATHROOM

With window to the rear aspect, suite comprising; low level wc with eco

flush button, pedestal wash basin and panelled bath with shower over, tiled floor, part tiled walls.

FIRST FLOOR

LANDING

With window to the rear aspect, loft access via hatch, doors to:

BEDROOM 1

With window to the front and rear aspect, fitted wardrobes, feature fireplace.

BEDROOM 2

With window to the side aspect.

OUTSIDE

The front of the property benefits from driveway parking leading to a timber garage and gate offering access to the rear garden.

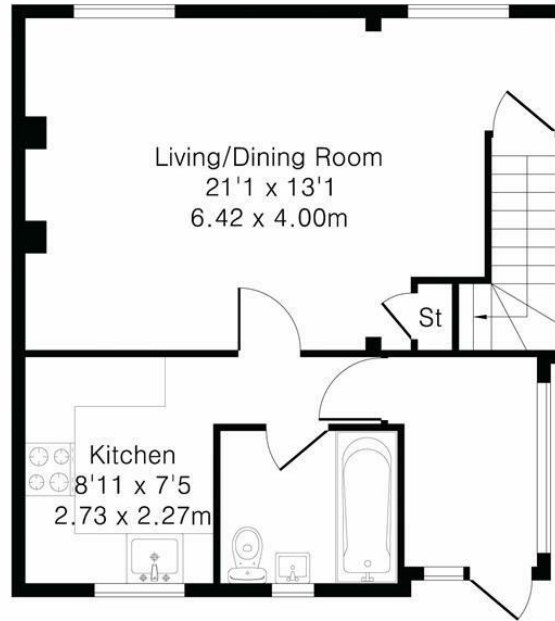
The rear garden is mostly laid to lawn with a concrete slab seating area and a selection of shrubs, backing on to open fields to the rear.



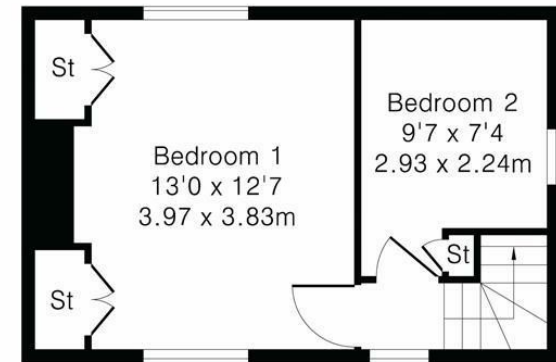
Approximate Gross Internal Area 723 sq ft - 67 sq m

Ground Floor Area 459 sq ft – 43 sq m

First Floor Area 264 sq ft – 24 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	100
(81-91) B	
(69-80) C	
(55-68) D	61
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Guide Price £300,000

Tenure – Freehold

Council Tax Band – C

Local Authority – North Herts Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

