



**Barrington Road, Shepreth SG8 6QE**



**william  
h brown**

**welcome to**

**Barrington Road, Shepreth**

A detached bungalow in need of complete refurbishment, with grounds extending to approximately 1/4 of an acre with the opportunity for a replacement dwelling. The property is offered with no upward chain and would make an ideal development project.



**Door To Entrance Hall**

2 Radiators. Built in cupboard.

**Lounge**

15' 7" x 10' 11" ( 4.75m x 3.33m )

Fireplace with hearth surround and mantle over.

Radiator. Windows to front and side. Door to kitchen.

**Kitchen**

19' 8" x 7' 10" ( 5.99m x 2.39m )

Range of base and wall units. Space for appliances.

Sink unit with mixer taps. Space and plumbing for automatic washing machine. Part tiled walls. Window to side. Door to side. Radiator.

**Dining Room**

11' 10" x 9' 6" ( 3.61m x 2.90m )

Fireplace with hearth surround and mantle over.

Radiator. Window to front.

**Utility Room**

6' 2" x 5' 10" ( 1.88m x 1.78m )

Window to rear.

**W / C**

Low flush WC. Radiator. Wall tiling. Window to rear.

**Bedroom One**

13' 9" x 12' ( 4.19m x 3.66m )

Radiator. Window to side.

**Bedroom Two**

9' 11" x 9' 5" ( 3.02m x 2.87m )

Radiator. Window to front.

**Bedroom Three**

13' 9" x 7' 6" ( 4.19m x 2.29m )

Radiator. Window to rear.

**Bathroom**

Shower cubicle. Wash hand basin. Wall tiling.

Window to rear. Radiator.

**Outside**

The property sits on approximately a 1/4 of an acre (not measured) and includes numerous outbuildings and a detached double garage.

**Agents Note**

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office.

We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.



**view this property online** [williamhbrown.co.uk/Property/RYN110637](http://williamhbrown.co.uk/Property/RYN110637)



welcome to

## Barrington Road, Shepreth

- Detached bungalow on the outskirts of Shepreth.
- In need of complete modernisation.
- No upward chain.
- Grounds extending to approximately 1/4 of an acre (not measured).
- We believe that subject to normal planning regulations, it would be possible for a replacement dwelling.

Tenure: Freehold EPC Rating: E

Council Tax Band: D

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110637 - 0005

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