



## 102 High Street, Barkway

Royston

In Excess of £300,000





## 102 High Street

Barkway, Royston

Ensum Brown offer for sale this refurbished semi-detached cottage, perfect for first-time buyers in Barkway, with an open-plan lounge/diner, 2 bedrooms, and a secluded rear garden.

- First Time Buyer Alert!
- Highly Popular Village Location of Barkway
- Open Plan Living Dining Room
- 2 Bedroom Semi-Detached Home
- Rear Garden!
- Dedicated Parking
- Maintained to a Good Standard Throughout
- Period Cottage with lots of Charm
- Book Your Viewing today!
- Viewing Essential!

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Tenure: Freehold

## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this beautifully refurbished semi-detached cottage in the highly sought-after village of Barkway. This property would make an ideal first purchase or investment and is ready to move into, with an open-plan living/dining room, 2 bedrooms, rear garden and parking for 1 car.

This refurbished semi-detached cottage enjoys an attractive and tidy frontage on Barkway's sought-after High Street. Upon stepping inside, the lounge/dining room is open-plan and nicely decorated, with an exposed brick fireplace with a wood-burning stove, wood flooring, a window to a front aspect, integrated storage, stairs to the first floor, pendant lighting, and ample space for a variety of lounge, dining and storage furniture.

The kitchen is a very nice size, benefiting from a window and door to the rear garden, a range of base and wall units, wood worktops, Velux windows, wood flooring, tiled splashbacks, an integrated oven, dishwasher, hob, extractor hood and fridge/freezer, washing machine and other small kitchen appliances.

Upstairs to the first floor, the lovely cottage continues to impress with 2 well-proportioned bedrooms, integrated storage to the master, and a family bathroom comprising a bath with an overhead shower, a WC and a hand wash basin.

Outside, to the rear, the garden is a nicely proportioned space, offering a lovely spot to sit and relax on warmer days. It is laid to both lawn and gravel, providing room for garden furniture and enjoying a coffee on a morning. There are borders and beds, and plenty of scope for future owners to put their own stamp on things.

Contact Ensum Brown today to arrange your private viewing appointment today!

Location - Barkway





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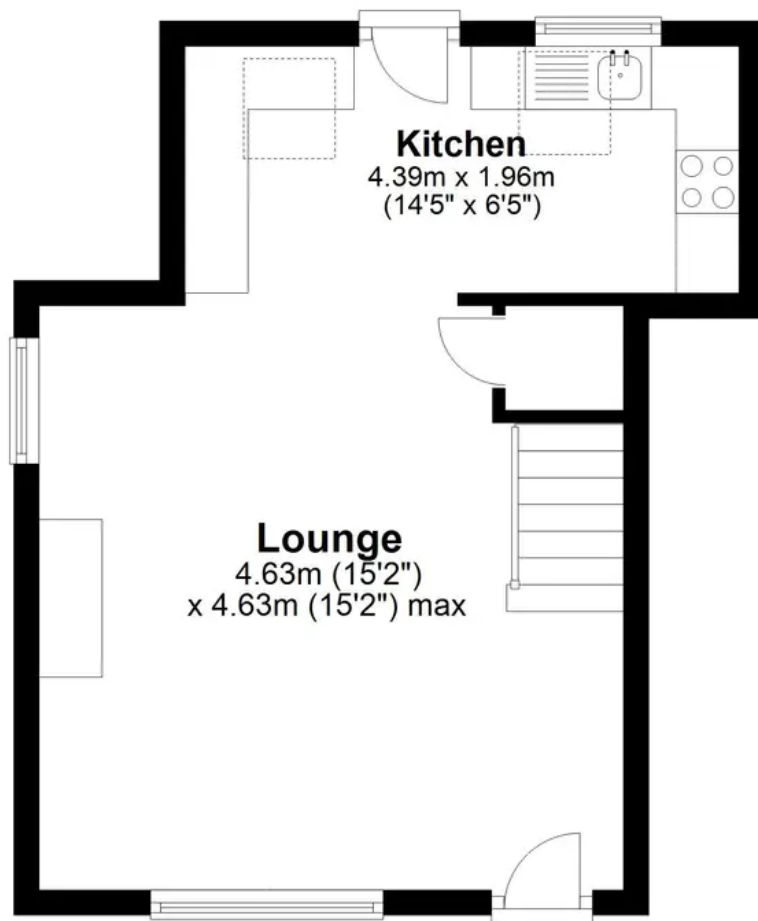
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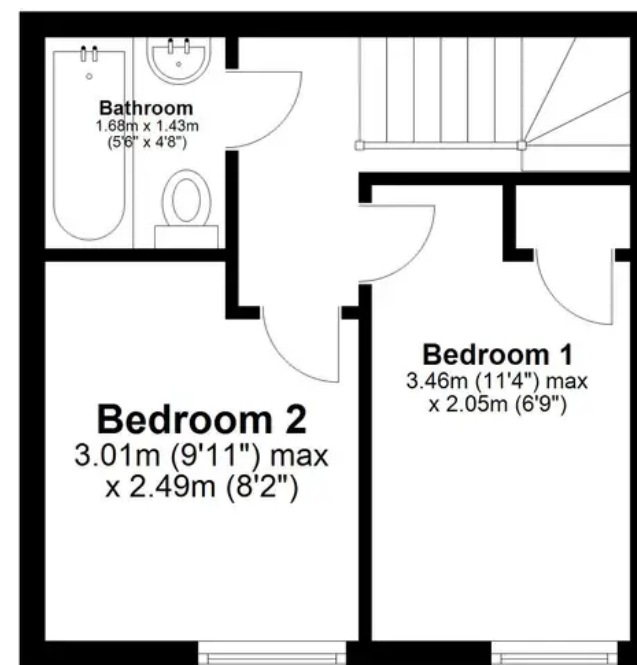
## Ground Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



## First Floor

Approx. 21.9 sq. metres (235.6 sq. feet)



Total area: approx. 52.3 sq. metres (562.7 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.



## Ensum Brown

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