



13 Blenheim Close, Shepreth
Royston

Guide Price **£350,000**





13 Blenheim Close

Shepreth, Royston

2-double-bedroom semi-detached home in a quiet Shepreth cul-de-sac, with lovely garden and potential.

- Popular Village Of Shepreth
- Ideal First Time Buyer Home
- Ten Minute Walk from Shepreth Train Station, Ideal Location for Commuters
- Modern Kitchen with Dining room
- Two Double Bedrooms
- Quiet Cul-De-Sac Location
- Family Bathroom And Separate WC
- Ground Floor Utility/WC
- Enclosed Rear Garden
- Potential To Update And Add Value

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Property Insight

A 2-double-bedroom semi-detached home tucked into a quiet cul-de-sac in the popular village of Shepreth. Ideal for first-time buyers, this property offers approximately 888 sq ft of accommodation with scope to update and add value, comprising a lounge, a separate kitchen and dining room, a ground-floor utility/WC, 2 generous double bedrooms, a first-floor bathroom and a separate WC, a lovely rear garden, and a front garden.

On approach, the home sits peacefully at the end of a no-through road, with a neat front lawn and hedged borders giving it a private, settled feel. Once inside, the entrance hall is bright and welcoming, with wood-effect flooring, a useful understairs area, stairs to the first floor, and doors through to the ground-floor living space. The lounge is a comfortable and well-proportioned room, enjoying a window to the rear that looks onto the garden, neutral decor and carpets, and plenty of space for a variety of lounge and storage furniture. The kitchen and dining room sit alongside one another at the rear of the home.

The kitchen offers a range of base and wall units with space for freestanding appliances, while the adjoining dining room is a bright and sociable space with a window and door opening onto the garden — a lovely spot for family meals. Both rooms offer genuine potential for new owners to reconfigure or update to their own taste. A ground-floor utility/WC completes the downstairs, providing handy laundry space and a second toilet.





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Upstairs, the home offers two well-proportioned double bedrooms, both enjoying pleasant outlooks and space for wardrobes and storage. A family bathroom with a separate shower enclosure and bath serves the floor, alongside a separate WC – a practical arrangement for busy family mornings.

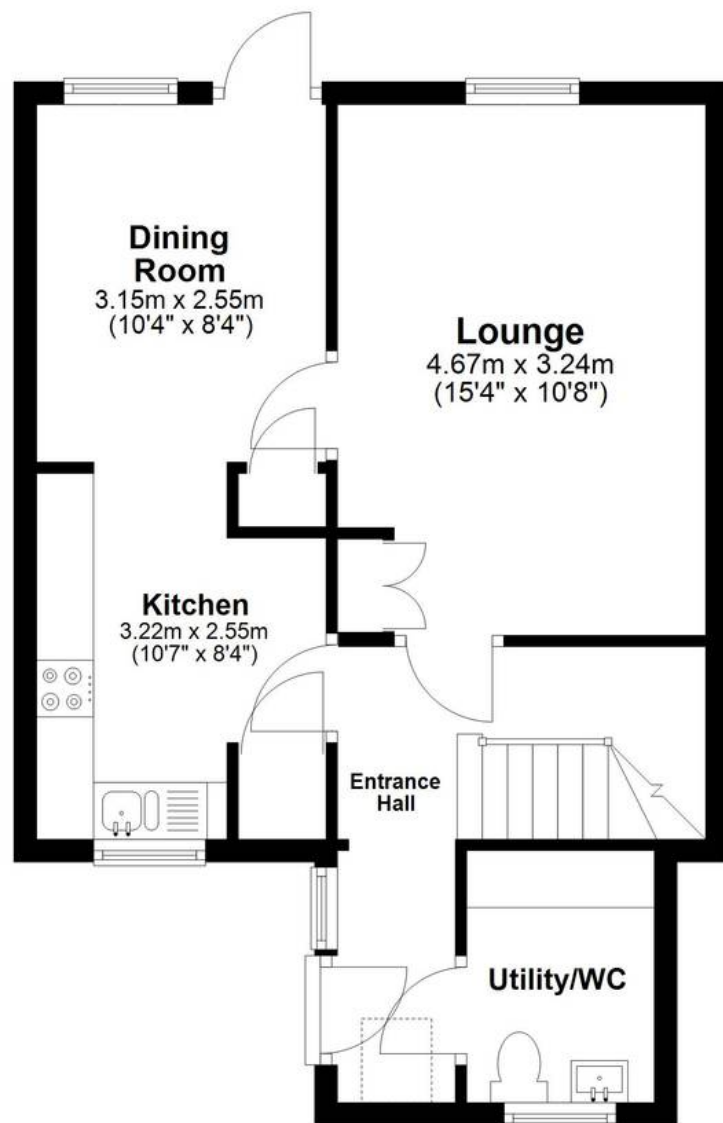
Outside, to the rear, the garden is a real highlight and a lovely size for the home. Mainly laid to lawn with a paved patio by the house, it offers space for garden furniture, al fresco dining and entertaining, with established borders of plants and shrubs, a decked seating area, and gated side access.

Just a short walk from Shepreth railway station this property enjoys direct rail services to Cambridge and London King's Cross. The recent opening of Cambridge South station has further enhanced the area's connectivity, providing excellent access to Addenbrooke's Hospital and the Cambridge Biomedical Campus.



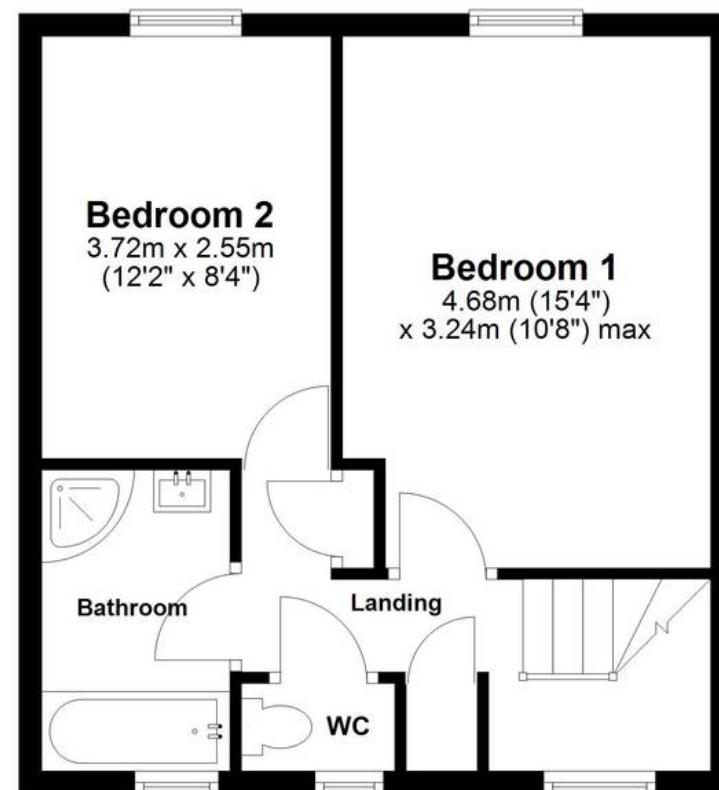
Ground Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.0 sq. feet)



Total area: approx. 82.5 sq. metres (887.9 sq. feet)

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

Plan produced using PlanUp.



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