



# 8, Bell Close

Meldreth, Royston,  
Cambridgeshire, SG8 6LE  
Freehold £400,000

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properties

A particularly bright, airy and spacious 3 bedroom semi-detached home located in a sought after village location having been recently renovated by the current owners with FURTHER POTENTIAL TO EXTEND (STPP)! Offered to the market chain free, this very well presented property has been cosmetically refurbished throughout to include but not limited to: new kitchen, floor coverings, plastering, painting, heating system and electrics including; new consumer unit, sockets, light switches and pendants. With a lovely size wrap around front and rear garden, an 18ft kitchen/diner, 3 good size bedrooms and a downstairs utility/WC & shower room this wonderful home would make a perfect first 'family' home!

- Chain Free
- Refurbished throughout
- 3 Good size bedrooms
- Downstairs Shower room / utility
- 18ft Kitchen/Diner
- Lovely size wrap around gardens
- Popular residential location
- 5 minute walk to Railway Station with links to Cambridge & London Kings Cross
- Council Tax Band C
- EPC Rating C

## Accommodation

### Entrance Hallway

Stairs to the first floor, radiator, window to the side aspect, under stairs storage cupboard, doors to:

### Lounge

12' 8" x 12' 2" max (3.86m x 3.71m)  
Window to the front aspect, radiator.

### Kitchen/Diner

18' 5" x 8' 9" (5.61m x 2.67m)  
Two windows to the rear aspect, radiator, under stairs pantry cupboard, range of base level units with work surface over and inset sink with drainer, integral oven/grill with induction hob over, space for a fridge/freezer, door to:

### Downstairs Shower room/Utility

7' 5" max x 9' 9" max (2.26m x 2.97m)  
Two radiators, wash hand basin, WC, window to the rear aspect, shower cubicle, space and plumbing for a washing machine, external door to rear.

### First Floor

#### Bedroom One

12' 9" x 11' 1" (3.89m x 3.38m)  
Window to the front aspect, radiator.

#### Bedroom Two

12' 4" x 8' 9" (3.76m x 2.67m)  
Window to the rear aspect, radiator, airing cupboard.



## Bedroom Three

8' 7" x 7' 9" (2.62m x 2.36m)

Radiator, window to the front aspect, two built in storage cupboards.

## Bathroom

Window to the rear aspect, radiator, wash hand basin, WC, double shower cubicle.

## External

### Front

Enclosed front garden laid to lawn with ornamental beds, borders and raised decked seating area. Wrapping round to side with gated access to rear.

### Rear

Wrap around rear garden measuring approx. 35ft x 42ft, predominantly laid to lawn with concrete patio area and path with timber storage shed and further seating area at rear. Gated access to front at side.

## Agents Notes

### Meldreth

Meldreth is a village and civil parish in South Cambridgeshire, England, located around 10 miles south-west of Cambridge. Meldreth is well served by local shops with a well-stocked general store open from 7am – 10pm daily, a number of farm shops offering a range of fresh fruit, vegetables, gifts & groceries, as well as other services available including Reflections Hair Studio, Meldreth Motor Company, The Picture Framers, Gympo's gym and Meldreth Landscapes. Additional shops including a Co-op are located in the neighbouring village of Melbourn. Royston is three miles away and has a number of supermarkets and independent shops and there are excellent shopping facilities in Cambridge, about ten miles away.

Situated to the south east of the village, Meldreth Railway Station is on the Kings Cross to Kings Lynn line via Stevenage and Cambridge with trains running every 30 minutes during peak hours and every hour off peak.

The popular Meldreth Primary School, rated 'Good' by Ofsted is situated opposite the village hall and educates children from 4 to 11. There are approximately 190 pupils on roll.





Approximate Gross Internal Area  
 Ground Floor = 45.9 sq m / 494 sq ft  
 First Floor = 37.8 sq m / 407 sq ft  
 Store = 4.7 sq m / 50 sq ft  
 Total = 88.4 sq m / 951 sq ft

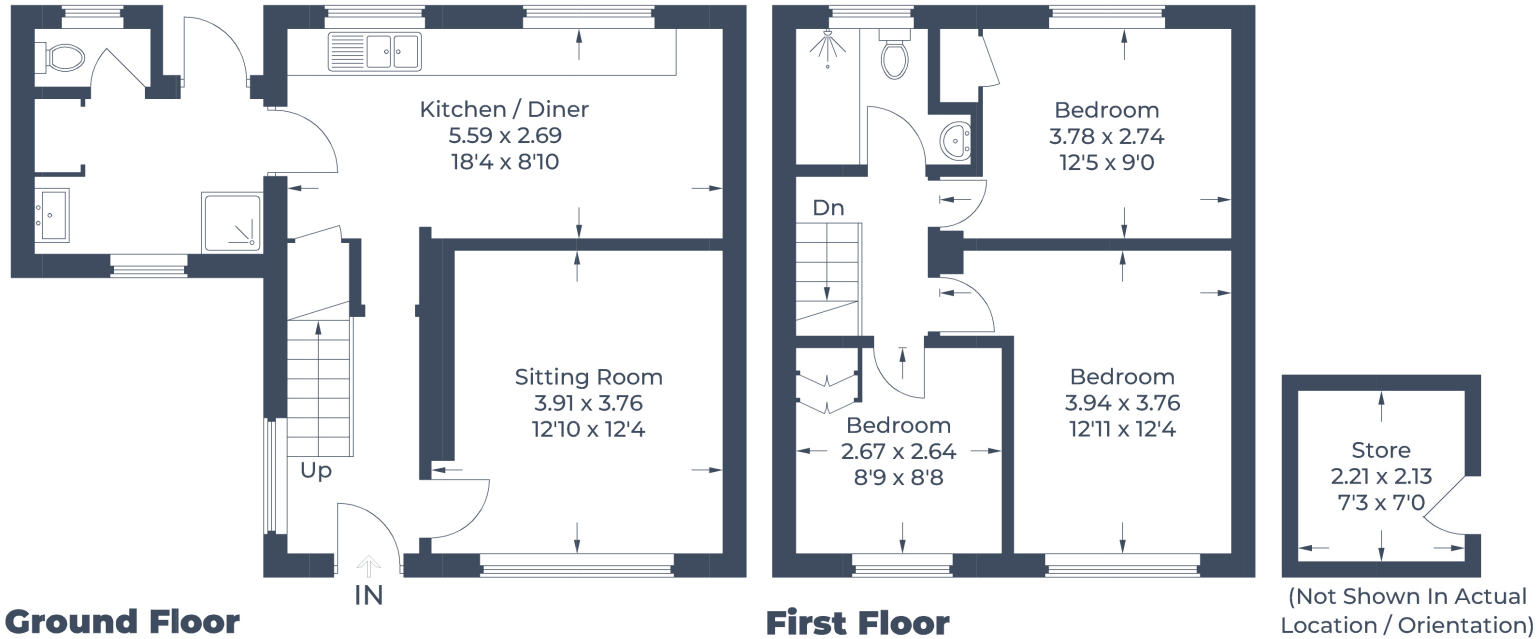


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         | 86        |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 71                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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