



67, Orchard Road

Melbourn, Royston,  
Cambridgeshire, SG8 6BB  
£2,400 pcm

country  
properties



A detached four bedroom property comprising of entrance hall, study/games room, cloakroom, utility room, kitchen/diner, lounge, four bedrooms one with an en-suite, family bathroom, rear garden and off road parking for several vehicles. One small pet considered. Gardener is included with the monthly rental payment. Available late August. Council Tax Band G. EPC Rating C. Holding Fee £553.85. Deposit £2,769.23.

- Four Bedrooms
- One Small Pet Considered
- Council Tax Band G
- EPC Rating C
- Holding Fee £553.85
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## Front Garden

Block paved providing off road parking for three to four cars. Two wooden gates to side and rear access. Outside lights. EV Charging point.

## Entrance Hall

Wooden flooring. Wooden skirting boards. Stairs rising to first floor. Built in double wooden doors to storage cupboard. Smoke alarm. Alarm control panel. Heating thermostat. Fuse box. Wooden doors to:

## Study/Games Room

14' 00" NT x 11' 10" x 9' 05" (4.27m NT x 3.61m x 2.87m)  
Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Built in storage cupboards.

## Cloakroom

6' 03" x 6' 01" (1.91m x 1.85m) Tiled flooring. Wooden skirting boards. UPVC double glazed obscured window to side aspect. WC. Wash hand basin with vanity unit. Heated towel radiator.

## Utility Room

7' 09" x 5' 10" (2.36m x 1.78m) Tiled flooring. Wooden skirting boards. UPVC double glazed window to side access. Space for washing machine. Space for tumble dryer. Wall mounted gas boiler. Base units with work surface over. Stainless steel sink and drainer. CO2 alarm.

## Kitchen/Diner

35' 04" x 8' 10" (10.77m x 2.69m) Tiled flooring. Wooden skirting boards. Base units with work surface over. One and a half bowl sink and drainer. Integrated Neff ovens with hob and extractor over. Integrated dishwasher. Integrated fridge/freezer. Integrated wine chiller. Two UPVC double glazed windows to rear aspect. UPVC double glazed doors to rear garden. UPVC double glazed door to front. Two wooden skylights. Underfloor heating and controls. Wall mounted towel radiator.

## Lounge

Wooden flooring. Wooden skirting boards. Three radiators. UPVC double glazed window to front. UPVC double glazed obscured window to side aspect. Gas fire place (working).

## Stairs and Landing

Carpeted. Wooden skirting boards. Loft hatch (Not to be used). UPVC double glazed window to rear aspect. Smoke alarm. Wooden door to airing cupboard.

## Bedroom Two

15' 02" x 11' 10" (4.62m x 3.61m) Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect.





## Bedroom One

13' 09" x 11' 11" (4.19m x 3.63m) Carpeted. Wooden skirting boards. Radiator. TWO UPVC double glazed windows to front aspect. Built in wardrobes. Wooden door to:

## En Suite

5' 09" x 5' 04" (1.75m x 1.63m) Tiled flooring. Wooden skirting boards. UPVC double glazed obscured window to side aspect. Low level WC. Wash hand basin with vanity unit. Shower, Wall mounted heated towel radiator. Underfloor heating. Wall mounted medicine cabinet.

## Family Bathroom

8' 11" x 9' 07" (2.72m x 2.92m) Vinyl flooring. UPVC double glazed obscured window to the side aspect. Bath. Shower. Low level WC. Wash hand basin with fitted units. Wall mounted extractor fan. Wall mounted heated towel radiator. Underfloor heating.

## Bedroom Four

11' 11" x 9' 08" (3.63m x 2.95m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect.

## Bedroom Three

12' 07" x 11' 11" (3.84m x 3.63m) carpeted. Wooden skirting boards, radiator. UPVC double glazed window to rear aspect.

## Rear Garden

Mainly laid to lawn. Shrubs and trees. Fully enclosed with wooden fencing. Patio area. Outside tap. Outside electric socket. Outside lights, Wooden gate for side access. rotary washing line. Home office with air conditioning and power. Wooden storage shed with power and light.

## Side Garden

Block paved. Gas and electric meter. EV charge point set up. Wooden shed. Wooden gate to front access. Bin storage shed. Outside lights.

## Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears.

Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/  
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.  
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         | 83        |
| (69-80) <b>C</b>                            | 73      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (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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