



# 70, Beechwood Avenue

Melbourn, Royston,  
Cambridgeshire, SG8 6BW

**Freehold - Offers in Excess of £425,000**

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A very well presented 3 bedroom semi-detached home in a quiet residential area in the lovely village of Melbourn. With ample internal space and a lot of scope to develop further, this property is the ideal purchase for any buyer. The property comprises of entrance area, garage with additional office space, spacious lounge with dual aspect windows and kitchen on the ground floor. The second floor includes 3 good sized bedrooms and family bathroom. Externally there is a lovely rear garden and driveway for 2 -3 cars.

- 3 Bedroom semi-detached home
- Well presented throughout
- Additional office space
- Garden
- Garage and driveway
- Council Tax band D / EPC rating D

## Accommodation

### Entrance Porch

5' 6" x 7' 4" (1.68m x 2.24m)  
Double glazed window to the front and side aspect, radiator, brick flooring, access to:-

### Hallway

4' 1" x 6' 3" (1.24m x 1.91m)  
Laminate flooring, stairs to the first floor, access to:-

### Lounge

27' 4" x 12' 7" (8.33m x 3.84m)  
Dual aspect double glazed windows to the front and rear aspect, two radiators, electric fireplace, under stairs storage cupboard, door to garden patio.

### Kitchen

9' 3" x 7' 2" (2.82m x 2.18m)  
Double glazed window to the rear aspect, range of wall mounted and base level units with work surface over, space for a washing machine and fridge/freezer, electric oven/hob, vinyl flooring.

### Office

9' 5" x 9' 5" (2.87m x 2.87m)  
Window to the rear aspect, window to the side aspect.

### Garage

24' 4" x 11' 11" (7.42m x 3.63m)  
Electric up and over door.



## First Floor

### Landing

11' 3" x 5' 11" (3.43m x 1.80m)

Double glazed window to the side aspect, airing cupboard.

### Bedroom One

12' 1" x 9' 5" (3.68m x 2.87m)

Double glazed window to the rear aspect, radiator, built in storage cupboard.

### Bedroom Two

10' 5" x 8' 11" (3.17m x 2.72m)

Double glazed window to the rear aspect, radiator, built in cupboard.

### Bedroom Three

9' 3" x 6' 8" (2.82m x 2.03m)

Double glazed window to the front aspect, radiator.

### Bathroom

6' 2" x 6' 7" (1.88m x 2.01m)

Double glazed window to the rear aspect, wash hand basin with pedestal, WC, bath with electric shower over, vinyl flooring, tiled walls.

## Agent's Notes

### Melbourn

Melbourn has a host of amenities including highly regarded primary and secondary schools, renowned butcher/delicatessen, convenience stores and restaurants/hostelries. There are excellent communication links via rail to London Kings Cross and Cambridge and by road via the A10, A505, A1/M and the M11.





Approximate Gross Internal Area  
 Ground Floor = 82.3 sq m / 886 sq ft (Including Garage)  
 First Floor = 37.2 sq m / 400 sq ft  
 Total = 119.5 sq m / 1,286 sq ft

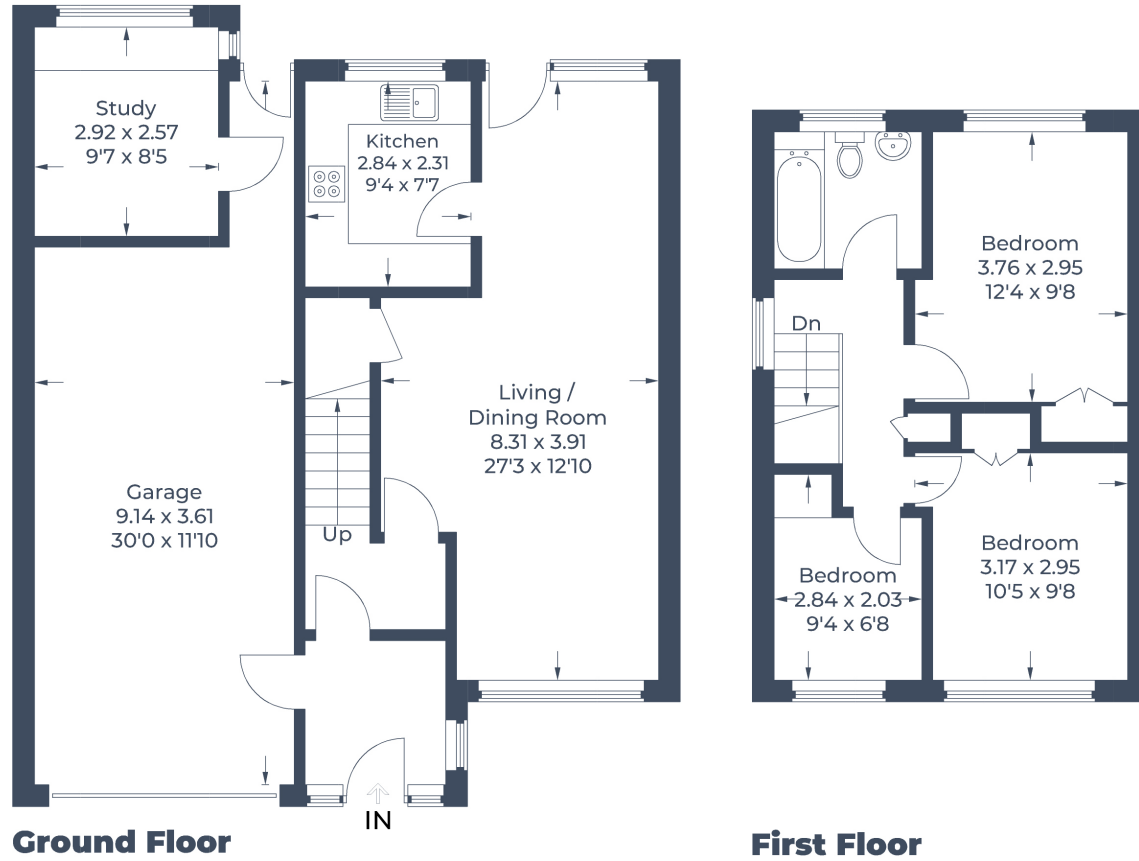


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(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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