



31, High Street

MELBOURN,
Cambridgeshire, SG8 6EB
Freehold £425,000

COUNTRY PROPERTIES
PART OF HUNTERS

A spacious 2 double bedroom bungalow in the heart of the village of Melbourn. The property offers a large kitchen/dining room, side access garage and front and rear gardens. Huge potential for development, including loft conversion (STPP) An early viewing is highly recommended. Coming to the market with no upward chain.

- NO UPWARD CHAIN
- 2 double bedrooms
- Living/dining room
- Garage & a number of garden areas
- Huge potential for development, including loft conversion (STPP)
- Sought after village location

Accommodation

Entrance Hall

Front door. Radiator. Storage cupboard. Loft hatch. Door leading to:-

Kitchen

12' 7" x 11' 1" (3.84m x 3.38m)
uPVC double glazed windows to front and side. Selection of wall and base units. Space for washing machine. Induction hob. Fan assisted oven. Extractor. Drainer with swan neck tap. Radiator. Wood laminate flooring. Door to garden.

Living Room/Dining Room

23' 5" x 12' 0" (7.14m x 3.66m)
Radiator. uPVC double glazed window and door to rear garden. Marble fireplace with marble hearth.

Family Bathroom

7' 6" x 5' 7" (2.29m x 1.70m)
Obscure double glazed window to front. Fully tiled. Vinyl flooring. Heated towel rail. Bath with over head shower with curtain. Sink. WC. Extractor.

Bedroom One

11' 7" x 9' 7" (3.53m x 2.92m)
uPVC double glazed window to front. Radiator.

Bedroom Two

10' 9" x 9' 7" (3.28m x 2.92m)
uPVC double glazed window to Rear. Radiator.

Outside

Front

Spacious front garden. Pathway leading to front entrance. Mature shrubs. Trees.

Side

Concrete driveway leading to garage. Patio. Gate leading to front.

Rear

Mainly laid to lawn with patio area.



Location

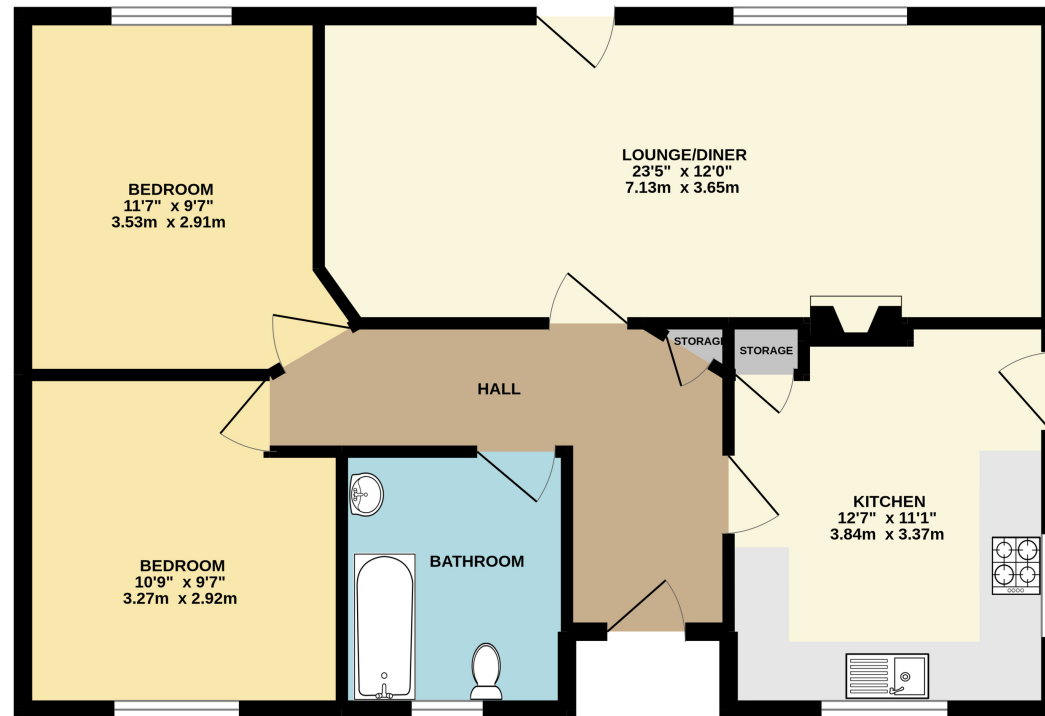
Melbourn is a large English parish village, nestled in the far southwest of Cambridgeshire, just 3 miles from the town of Royston and 11 miles from the city of Cambridge. The village has enjoyed a long history of occupation, stemming from the presence of springs and the River Mel, rising at Melbourn Bury. The river is particularly attractive because it is often clear and shallow, displaying chalk and gravel through its glittering water. There are many countryside walks to enjoy, including several ancient track ways that cross through the parish.





GROUND FLOOR

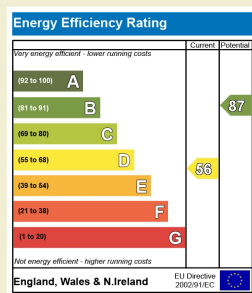
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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