



39, Howard Road

Meldreth, Royston,
Cambridgeshire, SG8 6LU
Freehold O.I.E.O £350,000

COUNTRY PROPERTIES
PART OF HUNTERS

For sale this well-proportioned semi-detached family home in the popular village of Meldreth. The property offers many benefits, huge potential to extend (stpp), large living room and three good sized bedrooms upstairs with family bathroom. Driveway to front providing off road parking and a beautiful large south facing rear garden. Situated close to good schools and train station. A must see property! Agents notes. This is a non standard construction property with its full completion certificate.

- Sort after Village located in a quiet Cul-de-Sac
- Large Three Bedroom Semi-Detached
- Large Living Room
- Beautiful South Facing Rear Garden
- Potential to Extend STPP
- Walking Distance to Train Station

Ground Floor

Entrance Hall

uPVC double glazed front door. Radiator. Stairs rising to first floor. Door to:-

Living Room

18' 0" x 10' 7" (5.49m x 3.23m)
Double glazed window to front. Electric fire. Radiator. Double glazed french door to garden. Door to:-

Kitchen

13' 3" x 10' 4" (4.04m x 3.15m)
uPVC double glazed window. Selection of base and wall units. Electric hob, extractor and electric oven. Sink and drainer with swan neck tap. Partly tiled. Under stair storage. Vinyl flooring. Radiator. Door to:-

Utility Room

7' 2" x 7' 2" (2.18m x 2.18m)
uPVC door to garden. Space for fridge/freezer. Space for tumble dryer. Vinyl flooring.

First Floor

Bedroom One

12' 2" x 10' 3" (3.71m x 3.12m)
uPVC double glazed window. Built-in storage cupboard. Radiator.

Bedroom Two

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

Bedroom Three

8' 1" x 8' 0" (2.46m x 2.44m)
uPVC double glazed window. Storage cupboard housing boiler. Radiator.

Bathroom

10' 0" x 6' 5" (3.05m x 1.96m)
Obscure uPVC double glazed window. Radiator. Bath. Separate shower cubicle. Sink with mixer tap. WC. Partly tiled.



Outside

Front

Hardstanding driveway providing off road parking.
Grass area. Gas meter box. Broadband.

Rear Garden

Large south facing garden. Lawn area. Patio area.
Greenhouse. Mobile shed.

Location

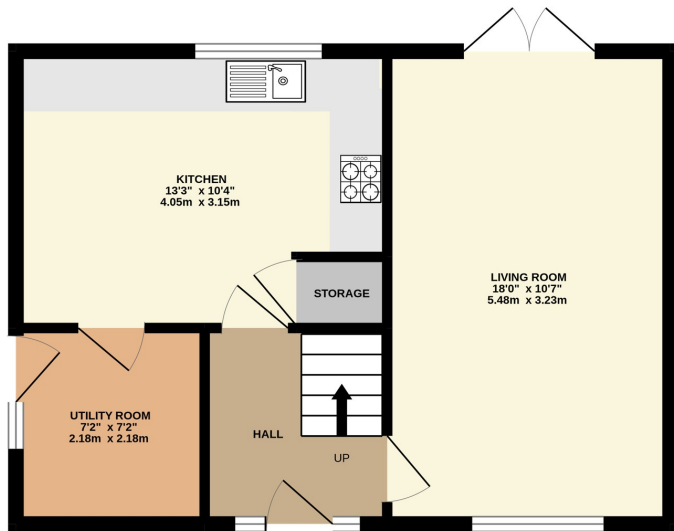
Meldreth is a highly sought after and thriving village situated approximately 9 miles south-west of Cambridge and about 4 miles from the market town of Royston. For the commuter, there are excellent road links to the M11 (Stansted Airport, London, M25 and A14 north) and to Cambridge and the A1 (north and south) via the A10 and A505. For those wishing to travel by train, there is a railway station in the village itself (Meldreth to Cambridge 12 mins) and also a station in Royston both with rail services into Cambridge and London's Kings Cross (from 37 mins). There is also a regular bus service into Cambridge and Royston. For local amenities in the village, there is a shop and post office, a public house and a farm shop with further varied facilities in neighbouring Melbourn. Schooling is provided at the village primary school with secondary schooling at Melbourn Village College.

Agents Notes

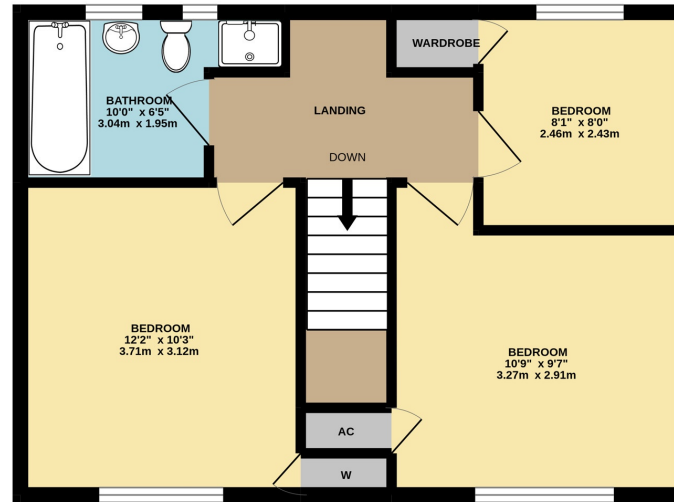
Non-traditional construction. However the property has been wrapped and a valid certificate has been supplied for the evidence of these works.



GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

TOTAL FLOOR AREA : 861 sq.ft. (80.0 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

Country Properties | 45, High Street | SG8 9AW

T: 01763 245121 | E: royston@country-properties.co.uk

www.country-properties.co.uk

