



Greenbanks

Melbourn, Royston,
Cambridgeshire, SG8 6AS

Freehold - Guide Price £425,000

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We are pleased to present this light and spacious chain free semi-detached home situated in a sought-after location! In need of modernisation throughout, the property presents a unique opportunity for investors or families looking to create their dream home. The property is generously proportioned featuring three bedrooms and a family bathroom to the first floor and offers ample living space to include a downstairs cloakroom, 25' approx lounge/diner and kitchen. One of the stand out features of this home is the deep front garden providing a driveway for ample vehicles leading onto the single garage with potential for conversion into an additional living space subject to planning permission. To the rear is a large garden measuring approx 100ft providing a wonderful space for children to play or for adults to relax and enjoy the outdoors.

Location is undoubtedly one of the key attractions of this property. Situated in a sought-after area close to public transport links, local amenities, schools, and green spaces including nearby parks. This makes it an ideal setting for families and offers the convenience of having everything you need right on your doorstep.

- Chain free!
- Three good size bedrooms
- In need of modernisation - huge potential STPP
- Single garage & ample off road parking
- Semi-detached family home
- Generous approx 25ft lounge/diner
- 100ft approx. established rear garden
- Council Tax band D / EPC rating C



Accommodation

Storm Porch to:-

Entrance Hallway

Under stairs storage cupboard, radiator, stairs rising to the first floor, doors to:-

Cloakroom

Window to the front aspect, WC, corner wash hand basin with tiled splash back.

Lounge/Diner

25' 2" x 11' 0" (7.67m x 3.35m) narrowing to 17' 2" x 9' 2" (5.23m x 2.79m)

Windows to the front and rear aspects, three radiators, French doors onto rear garden.

Kitchen

19' 8" x 6' 2" (5.99m x 1.88m) narrowing to 11' 1" x 6' 3" (3.38m x 1.91m)

Range of matching wall mounted and base level units with granite work surface over with inset double sink and drainer, integral electric double oven, integrated fridge, gas hob with extractor fan over, radiator, windows to the front and rear aspects, door to side onto garden.

First Floor

Landing

Loft hatch, doors to:-

Bedroom One

12' 6" x 10' 1" (3.81m x 3.07m)
Window to the front aspect, radiator, built in wardrobes.



Bedroom Two

12' 2" x 9' 0" (3.71m x 2.74m)
Window to the rear aspect,
radiator.

Bedroom Three

8' 0" x 8' 0" (2.44m x 2.44m)
Window to the rear aspect,
radiator.

Bathroom

WC, wash hand basin with
pedestal, panelled bath with
Triton electric shower over,
radiator, built in cupboard
housing wall mounted gas
boiler, window to the front
aspect.



External

Rear Garden

Enclosed rear garden measuring approx.100ft in length with patio area leading to sizeable lawn with decorative circle centre piece, a selection of mature plant and shrub beds and a further raised bed. To the rear separated via a hedge is a wild area with an array of flowers and pergola with a large timber shed, greenhouse, outside tap and lighting.

Please note that there is a large mature tree in the grounds with a TPO in place (Tree Preservation Order).

Front

Generous front garden laid to lawn with block paved driveway providing off road parking for 3 plus cars. Pathway with step down to front door.

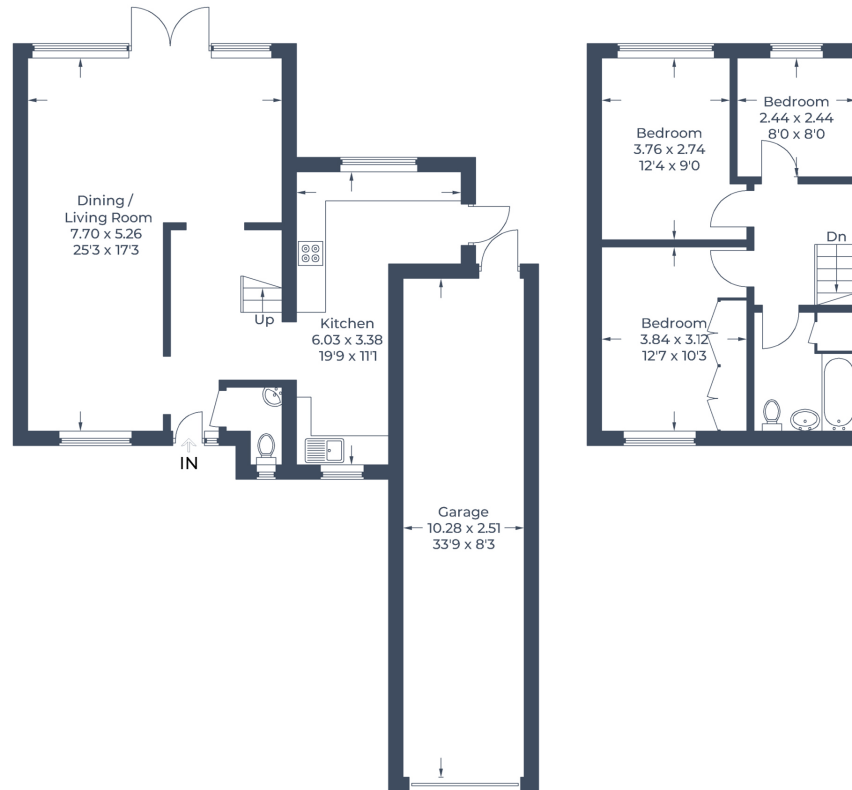
Tandem Garage

33' 4" x 8' 2" (10.16m x 2.49m)
Metal up and over door, power, lighting, water tap and personnel door to rear garden.





Approximate Gross Internal Area
 Ground Floor = 57.5 sq m / 619 sq ft
 First Floor = 40.4 sq m / 435 sq ft
 Garage = 25.9 sq m / 279 sq ft
 Total = 123.8 sq m / 1,333 sq ft




Ground Floor

First Floor

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+)	A		
(81-91)	B		84
(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	

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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