



Flambards Close, Meldreth, SG8 6JX

welcome to

Flambards Close, Meldreth

A well-presented 3 bedroom extended mid-terrace with spacious lounge, lovely fitted kitchen/diner, conservatory and enclosed courtyard garden. With Garage en block nearby and located within walking distance to Meldreth railway station, this property should be viewed at the earliest opportunity.



Door To Entrance Porch

Arch to entrance hall.

Entrance Hall

Stairs off to first floor landing with understair storage area. Radiator. Wooden flooring. Recess lighting.

Doors to:

Lounge

20' 4" max x 10' 11" max (6.20m max x 3.33m max)

Feature fireplace with hearth surround and mantle over, 2 radiators, double glazed windows to front.

Kitchen/Diner

16' 10" x 10' 7" max (5.13m x 3.23m max)

Lovely fitted kitchen/diner comprising 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, space for Range cooker, range of base and wall units, space for dishwasher and large fridge/freezer, space and plumbing for automatic washing machine, part tiled walls, radiator, recess lighting, sliding double glazed doors to conservatory.

Conservatory

12' 2" x 5' 10" (3.71m x 1.78m)

Double glazed doors and windows to rear. Sliding door to WC.

W/C

Low flush WC. Wash hand basin. Wall mounted boiler. Window to rear.

First Floor Landing

Hatch to loft. Recess lighting. Doors too:

Bedroom One

11' 7" x 10' 5" (3.53m x 3.17m)

Bedroom Two

10' 7" x 10' 5" (3.23m x 3.17m)

Twin built in wardrobes. Radiator. Double glazed window to rear.

Bedroom Three

8' 8" x 6' (2.64m x 1.83m)

Built in cupboard. Radiator. Double glazed window

to front.

Bathroom

Suite comprising bath with shower over, low flush WC, wash hand basin, heated towel rail, wall and floor tiling, window to rear.

Outside

Rear Garden

Paved courtyard garden with fence surround, gate for rear access, and wooden shed.

Front Garden

To the front of the property there is a shaped lawn and mature borders with paved path.

Garage

Single garage located in a nearby block.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Flambards Close, Meldreth

- Well-presented extended 3 bedroom mid-terrace family home.
- Spacious lounge.
- Lovely fitted kitchen/diner.
- Conservatory and ground floor WC.
- Courtyard garden.

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110523 - 0007

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