



High Street, Melbourn, Royston, SG8 6AP

welcome to

High Street, Melbourn, Royston

Extremely well-presented 2 double bedroom character cottage located in the heart of Melbourn with 2 reception rooms, enclosed rear garden, and no upward chain. Viewing is highly recommended.



Door To Entrance Hall

Stairs off to first floor landing with understair cupboard. Radiator. Recess lighting,

Kitchen

8' 8" x 7' 8" (2.64m x 2.34m)

Lovely fitted kitchen comprising built in oven and hob, stainless steel sink unit with tap and work surface surround, range of base and wall units, space for fridge, space and plumbing for automatic washing machine, decorative part tiled walls, double glazed window to side, recess lighting.

Lounge

12' x 11' 6" (3.66m x 3.51m)

Feature electric fireplace with hearth, surround, and mantle over. Fitted storage cupboards. Radiator. Recess lighting. Twin double glazed windows to front with shutters, door to dining room.

Dining Room

12' 1" x 7' 9" (3.68m x 2.36m)

Radiator. Double glazed window to front.

Ground Floor Shower Room

6' 8" x 6' 7" (2.03m x 2.01m)

Fitted bathroom suite comprising shower cubicle, concealed cistern WC, wash hand basin set into unit with cupboards below, fitted storage, heated towel rail, wall and floor tiling, double glazed window to rear.

First Floor Landing

Storage cupboard. Double glazed window to front. Doors to:

Bedroom One

12' 4" x 8' 3" (3.76m x 2.51m)

Hatch to loft. Recess lighting. Radiator. Double glazed window to front.

Bedroom Two

12' x 9' 1" (3.66m x 2.77m)

Hatch to loft. Fitted wardrobes to one wall. Radiator. Double glazed window to front.

W/ C

Low flush WC. Wash hand basin. Part tiled walls. Extractor fan.

Outside

The property is accessed from the side.

Rear Garden

Good sized enclosed rear garden with split patio areas separated by steps with flower beds to borders, fence surround, gates for front and rear access, and access to detached workshop and separate greenhouse.

Brick Workshop

9' 7" x 9' 6" (2.92m x 2.90m)

Brick workshop located to the end of the rear garden.

Agent 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

High Street, Melbourn, Royston

- Well-presented character semi-detached cottage in the heart of Melbourn.
- 2 double bedrooms.
- 2 reception rooms.
- Lovely fitted kitchen.
- Ground floor shower room and first floor W/C.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110860 - 0003

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