

11 Bramley Avenue, Melbourn, SG8 6HG

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THOMAS MORRIS







Asking Price: £315,000 Freehold

Bramley Avenue, Melbourn, SG8 6HG

- Semi-Detached Family Home
- Two Double Bedrooms
- Living Room & Kitchen/Diner
- Family Bathroom
- Sought-After Cambridgeshire Village of Melbourn
- Driveway and Single Garage
- Rear Garden
- 1.2-Mile Walk to Meldreth Train Station - Fast Links to London & Cambridge
- Freehold
- EPC - TBC

Offered to the market with no onward chain, this attractive two-bedroom semi-detached home is ideally positioned within the highly sought-after South Cambridgeshire village of Melbourn, combining spacious accommodation with excellent commuter links.

Upon entry, the property is serviced by a central hallway, which provides access to a generous living room, a well-appointed kitchen/diner, and a family bathroom. To the first floor, a central landing leads to two well-proportioned double bedrooms, both offering ample space for a range of furnishings.

Externally, the home benefits from a substantial rear garden, providing excellent space for outdoor entertaining, family enjoyment, or future landscaping opportunities. To the front, there is a small garden area together with a driveway providing off-road parking and access to a single garage.

Accommodation

Entrance Hall *6'4" x 5'7" (1.93m x 1.7m)*.

Living Room *10'1" x 14'6" (3.07m x 4.42m)*.

Kitchen/Diner *12'2" x 8'6" (3.7m x 2.6m)*.

Bathroom *5'6" x 5'7" (1.68m x 1.7m)*.

Landing *2'10" x 2'9" (0.86m x 0.84m)*.

Bedroom *10'4" x 14'6" (3.15m x 4.42m)*.

Bedroom *9' x 14'7" (2.74m x 4.45m)*.

Front Garden

Driveway

Garage *17'8" x 9'3" (5.38m x 2.82m)*.

Rear Garden









Further Information

Melbourn is a thriving village offering a wide range of local amenities, including the popular Melbourn Hub, home to a café, library and community facilities. While the nearby market town of Royston provides further shopping and leisure opportunities. For commuters, Meldreth railway station is approximately 1.2 miles away and offers fast and regular services to Cambridge and London King's Cross, making this an ideal choice for both first-time buyers and downsizers seeking a well-connected village location.

Freehold
South Cambridgeshire District Council
Council Tax Band - "C"
EPC - TBC

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

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