

Clear Crescent

Melbourn, Royston,
Cambridgeshire, SG8 6JD
£280,000

country properties

Situated in a convenient location in the popular village of Melbourn, this charming bungalow offers an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements. Whilst some modernisation is required, the property offers well-proportioned accommodation and plenty of potential.

Set amongst similar bungalows, the property is approached via a welcoming entrance hallway which provides access to the accommodation. This comprises two comfortable bedrooms, both benefiting from fitted cupboards, a wet room, fitted kitchen and a generous sitting room positioned to the front of the property.

Externally, the property enjoys a pretty front garden, predominantly laid to lawn, whilst the rear garden is paved for ease of maintenance and complemented by planted borders. There is also a useful garden shed and a further outbuilding, providing valuable additional storage.

An appealing opportunity for those seeking single-storey living in a well-connected village location, with the added benefit of being able to put their own stamp on their next home. Early viewing is highly recommended.

All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per person, payable by the applicant(s).

- Chain Free
- Central Village Location
- Two Bedrooms
- Large Sitting Room to Front
- Front and Rear Gardens
- Large Outbuilding
- Freehold
- EPC Rating - D 57





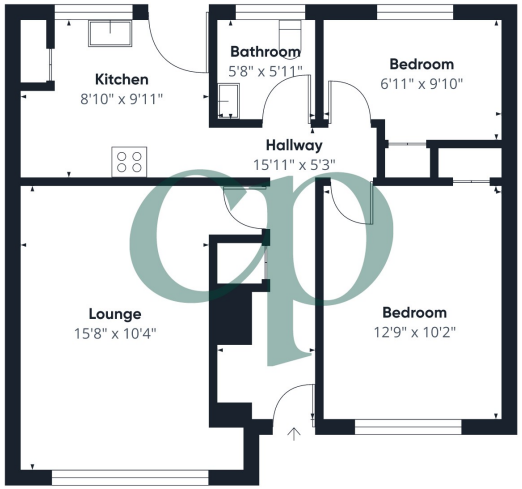












Floor 0 Building 1



Floor 0 Building 2

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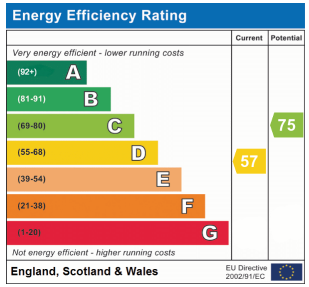
Approximate total area(1)

640 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

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