



Mortlock Street, Melbourn, SG8 6DW



## Mortlock Street

Melbourn,  
SG8 6DW

A well presented three bedroom semi detached home situated in a convenient central location, offering easy access to the surrounding amenities. The well planned accommodation extends to approximately 875 sq. ft. arranged over two floors and further benefits from a garage and additional parking space.

### LOCATION

Melbourn epitomizes the ideal blend of modern convenience and rural charm. Situated a mere 10 miles from Cambridge, the village enjoys easy access to the A10 and M11 motorway, ensuring seamless road connections to major cities such as London and Cambridge. Melbourn itself boasts a wealth of amenities, including schools, shops, healthcare facilities, and recreational spaces, fostering a self-sufficient community. Residents can savor the tranquility of countryside living while benefiting from a wide range of services, all within reach.

3 1 1

Guide Price £425,000





## GROUND FLOOR

### ENTRANCE HALLWAY

With entrance door, stairs to the first floor, doors to

### LIVING ROOM

With window to the rear aspect, French doors to the garden, feature fireplace with wooden mantle

### KITCHEN / DINER

With window to the front aspect, range of eye and base level units, worktop with inset sink and drainer with mixer tap over, four ring gas hob with extractor hood over, integrated oven, washing machine and dishwasher, part tiled walls

### GUEST CLOAKROOM

With low level wc and hand wash basin

## FIRST FLOOR

### LANDING

With doors to

### BEDROOM ONE

With window to the rear aspect

### BEDROOM TWO

With Window to the front aspect

## BEDROOM THREE

With window to the front aspect

## FAMILY BATHROOM

With window to the rear aspect, suite comprising low level wc, pedestal wash basin, panelled bath, part tiled walls.

## OUTSIDE

The front boundary is retained by a low level picket fence with a pathways to the entrance door.

The fully enclosed rear garden is mostly laid to lawn with a patio area, gated access to the parking area and a door that offers access to the garage.



Approximate Gross Internal Area 875 sq ft – 81 sq m  
 Ground Floor Area 444 sq ft – 41 sq m  
 First Floor Area 431 sq ft – 40 sq m  
 Garage Area 151 sq ft – 14 sq m



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          | 87                      |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |

Guide Price £425,000  
 Tenure – Freehold  
 Council Tax Band – C  
 Local Authority – South Cambridgeshire



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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