



Medcalfe Way, Melbourn, SG8 6HU

**CHEFFINS**



## Medcalfe Way

Melbourn,  
SG8 6HU

A large three bedroom family home located situated in the centre of this highly sought after south Cambridgeshire village. The property enjoys wonderful outdoor space with off road parking and large gardens. Available 12th December 2025.

- Three Bedrooms
- Utility Areas
- Downstairs WC
- EPC Rating E
- Council Tax Band C
- Minimum 12 Month Tenancy

3 1 2

**£1,500 PCM**





## GROUND FLOOR

### Entrance Hall

Stairs to first floor, doors to rooms

### Lounge

Window to front, feature fireplace, door to kitchen, sliding doors to:

### Sun Room

Double doors to garden

### Dining Room

Window to front, storage cupboards, serving hatch from kitchen

### Kitchen

Window to rear, window to rear lobby, wall and base units with worktop over, stainless steel sink with drainer, electric cooker, door to:

### Rear Lobby

Doors to side, storage cupboard, doors to:

### Utility Room

Plumbing and space for appliances

### Utility Area

Window to side, space for appliances

### Downstairs WC

WC, wash hand basin

## FIRST FLOOR

## Landing

Storage cupboard, airing cupboard housing hot water cylinder, window to rear, doors to:

### Bedroom 1

Window to front, built in wardrobe with sliding doors, storage cupboard

### Bedroom 2

Window to front, storage cupboard

### Bedroom 3

Window to rear

## Bathroom

Window to rear, panelled bath (shower due to be installed), wc, wash hand basin

## OUTSIDE

Larger than average rear garden enclosed by fences with mature shrubs and patio area, gated access to front. Storage shed. To the front is a driveway for approx. 2 vehicles and storage shed. Front garden laid to lawn

## Holding Deposit


£346.00

## Material Information

For more information on this property please refer to the Material Information brochure on our Website



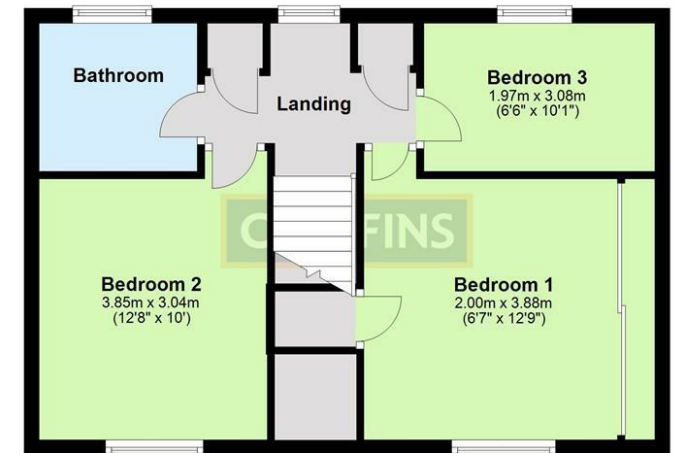


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Ground Floor



## First Floor



Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.