

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Beechwood Avenue

Melbourn, SG8 6BW

£1,450 Per Month



Hunters are pleased to offer a well presented Three Bedroom Family Home with garage. The property offer large lounge / dining room, kitchen with appliances, conservatory, three good size bedrooms and a family bathroom. Available 6th July 2024. EPC Rating C. Council Tax Band D. Deposit £1673.00



Lounge / Dining Room 27'2" x 11'0" (8.29m x 3.37m)  
 Full length double glazed window to front. Carpeted. Under stairs cupboard. Electric fireplace. 2 x Radiators. Door leading to:-

Kitchen 8'9" x 7'1" (2.68m x 2.18m)  
 Double glazed window to rear. Vinyl flooring. Range of wall mounted and base level units with work surface over, inset sink with drainer. Freestanding oven, with extractor fan over. Dishwasher. Under counter fridge.

Conservatory 9'3" x 9'2" (2.83m x 2.8m)  
 Vertical blinds. Carpeted. Door leading to Garden.

Bedroom One 12'9" x 9'6" (3.89m x 2.92m)  
 Double glazed window to rear aspect. Carpeted. Built in wardrobe. Radiator.

Bedroom Two 11'9" x 8'11" (3.6m x 2.72m)  
 Double glazed window to front aspect. Carpeted. Built in wardrobe. Radiator.

Bedroom Three 7'11" x 6'6" (2.42m x 1.99m)  
 Double glazed window to front aspect. Carpeted. Radiator.

Bathroom  
 Window to the rear aspect. Heated towel rail. WC. Wash hand basin. Bath with "Triton" shower over. Vinyl flooring.

Garage  
 Up and over door. Lighting. Washing machine

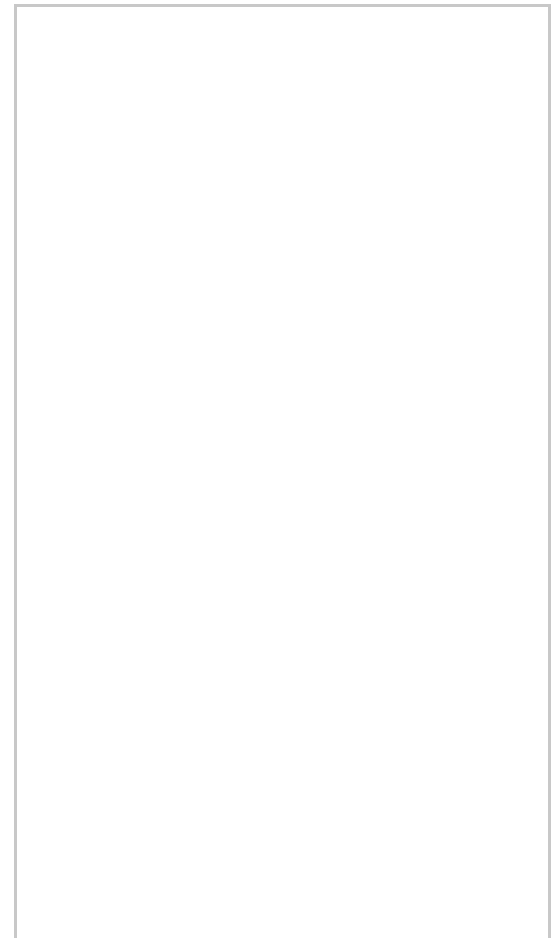
Garden  
 Front - Off road parking for 2 vehicles.

Rear - Enclosed, mainly laid to lawn with stocked borders.

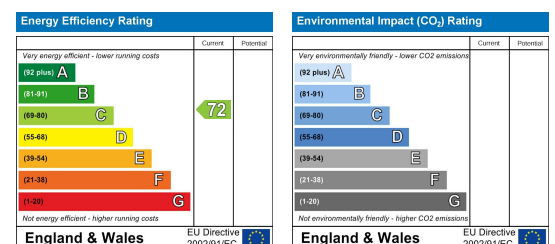
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.