



**Victoria Way, Melbourn, SG8 6FE**

**welcome to**

**Victoria Way, Melbourn**

An extremely well-presented 2 double bedroom end-of-terrace family home offered in excellent condition with open plan kitchen/diner/lounge, ground floor cloakroom and family bathroom, good sized rear garden, and 2 allocated parking spaces.



### **Door To Entrance Hall**

Stairs to first floor landing with understair space. Wood flooring. Recess lighting. Doors to:

### **Cloakroom**

Comprising concealed cistern WC, wash hand basin, part tiled walls, double glazed window to side.

### **Kitchen/Diner/Lounge**

Beautifully presented open plan fitted kitchen/diner/living comprising:

#### **Kitchen Area**

10' 5" x 7' ( 3.17m x 2.13m )

Lovely fitted kitchen comprising sink unit with mixer taps and work surface surrounds, built in oven and gas hob with extractor over, range of base and wall units with quartz, built in dishwasher and fridge/freezer, recess lighting, gloss tiled flooring with underfloor heating, double glazed window to front.

#### **Lounge/Diner**

15' 4" max x 13' 9" max ( 4.67m max x 4.19m max )

Bright space with double glazed bi-fold doors to rear garden, gloss tiled floor with underfloor heating.

#### **First Floor Landing**

Hatch to loft. Double glazed window to side.

#### **Bedroom One**

13' 9" x 9' 10" ( 4.19m x 3.00m )

Fitted wardrobe. Radiator. Double glazed window to rear.

#### **Bedroom Two**

11' 7" x 9' 11" max ( 3.53m x 3.02m max )

Fitted wardrobe. Radiator. Dual aspect double glazed windows to front.

#### **Bathroom**

Comprising bath with shower over, concealed cistern WC, wash hand basin with storage below, part tiled walls, floor tiling, heated towel rail.

### **Outside**

Decorative flower beds to the front of the property.

### **Rear Garden**

Good sized landscaped rear garden with paved patio area with paved path leading to rear gate, lawn area with flower beds to the end of the garden, and fence surround.

### **Parking**

There are 2 allocated parking spaces to the rear of the property.



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## Victoria Way, Melbourn

- Extremely well-presented end-of-terrace family home.
- 2 large double bedrooms.
- Open plan kitchen/diner/lounge.
- Ground floor cloakroom and separate family bathroom.
- Good sized rear garden.

Tenure: Freehold EPC Rating: B

Council Tax Band: C

# £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110684 - 0003

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