



Flambards Close, Meldreth, SG8 6JX

CHEFFINS

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Meldreth,
SG8 6JX

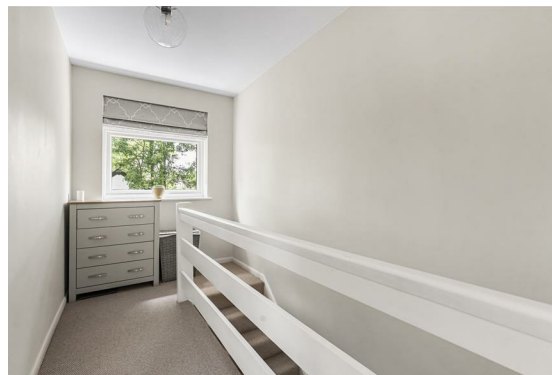
- Mid-Terraced Home
- Two Bedrooms
- Open Plan Living/Dining Room
- Stylish Modern Kitchen
- Private Rear Garden
- Off Street Parking & Garage
- Central Village Location

An exceptionally well-presented and significantly enhanced mid-century terraced home, offering stylish, well-proportioned accommodation arranged over two floors, benefitting from a low-maintenance rear garden and occupying an enviable, convenient position, just a short walk from the mainline station and the excellent range of amenities available in this sought-after and charming village.



Guide Price £350,000





LOCATION

Flambards, Meldreth, enjoys a peaceful and well-regarded setting in this attractive South Cambridgeshire village. Conveniently located just off the A10 and within easy reach of the A505 and M11, the property offers excellent access to Cambridge, Royston, and London. Meldreth railway station is a short walk away, providing direct services to both Cambridge and London King's Cross, making it an ideal location for commuters. The village itself offers a range of everyday amenities including a village shop, post office, and a welcoming public house, The British Queen. For families, Meldreth Primary School is within walking distance, and the village falls within the catchment area for the well-regarded Melbourn Village College for secondary education. For leisure, residents can enjoy scenic countryside walks, including routes along the River Mel and through nearby Melwood Nature Reserve. The area is popular with walkers and nature lovers, offering a tranquil outdoor lifestyle with beautiful rural surroundings. Further amenities can be found in the nearby villages of Melbourn and Shepreth, including cafes, farm shops, and healthcare services. Cambridge city centre is just a 20-minute drive away, offering a wide array of shops, restaurants, cultural venues, and renowned academic institutions.

COMPOSITE ENTRANCE DOOR

leading through into:

ENTRANCE HALL

with double glazed side panelling fitted with privacy glass, stone tile flooring, stairs rising to first floor accommodation, inset LED downlighters, full height radiator, panelled doors leading into respective rooms.

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature, stone effect hard laminate surface, one and a quarter bowl sink with hot and cold mixer tap, drainer to side, space for gas Range cooker with Rangemaster extractor hood above, space and plumbing for fridge/freezer, integrated and concealed slimline dishwasher, space and plumbing for washing machine, full height radiator, coved ceiling, inset LED downlighters, stone tile flooring, double glazed window to front aspect.

OPEN PLAN LIVING/DINING ROOM

Living area with former fireplace with tiled hearth, built-in storage cupboards and shelving in recess of chimney breast, full height radiator, understairs storage cupboard, opening through into Dining Room with full height radiator, inset LED downlighters, double glazed window to side aspect, set of double glazed French doors and windows either side leading out to garden.

ON THE FIRST FLOOR

LANDING

with loft access, double glazed window overlooking garden, storage cupboard with fitted railings and shelving, panelled doors leading to respective rooms.

BEDROOM 1

with radiator, ceiling fan and light, double glazed window to front aspect.

BEDROOM 2

with coved ceiling, radiator, double glazed window overlooking garden.

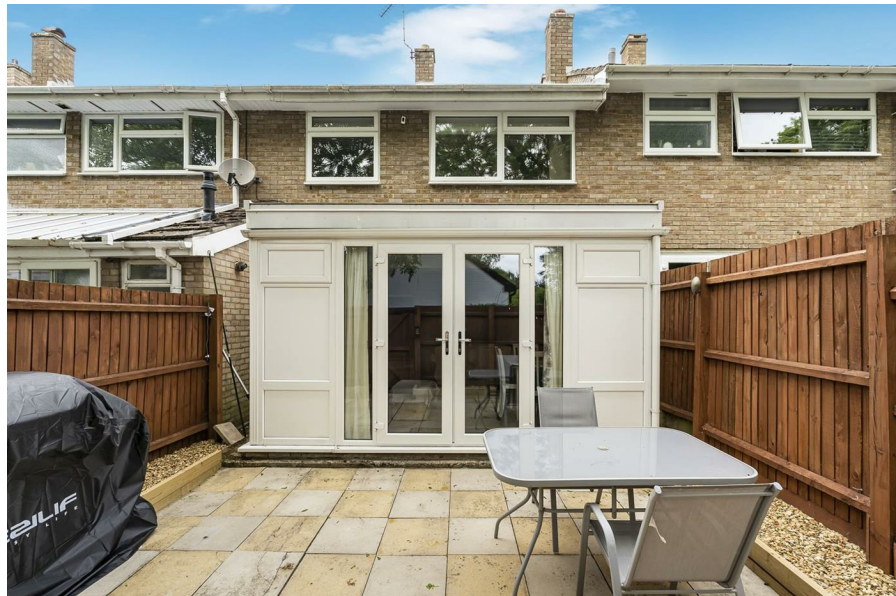
BATHROOM

A most stylish and contemporary three piece suite comprising a combined shower and bath with dual wall mounted shower head and hot and cold mixer bath tap with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, fitted storage cupboards underneath wash hand basin, tiled upstand, shaver point, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

OUTSIDE

To the front, the property is accessed from Flambards Close via a dropped kerb, leading onto a gravelled garden area. A concrete pathway guides you to the main entrance of the house, offering a neat and welcoming approach.

To the rear, the property enjoys a low-maintenance garden, predominantly laid to paving—creating an ideal space for both relaxation and outdoor entertaining. The garden is fully enclosed with timber fencing, offering privacy and security, and features a rear gate providing access to a shared pathway that leads back to the front of the terrace. There is an en-bloc garage available with the property as well.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Tenure - Freehold

Council Tax Band - C

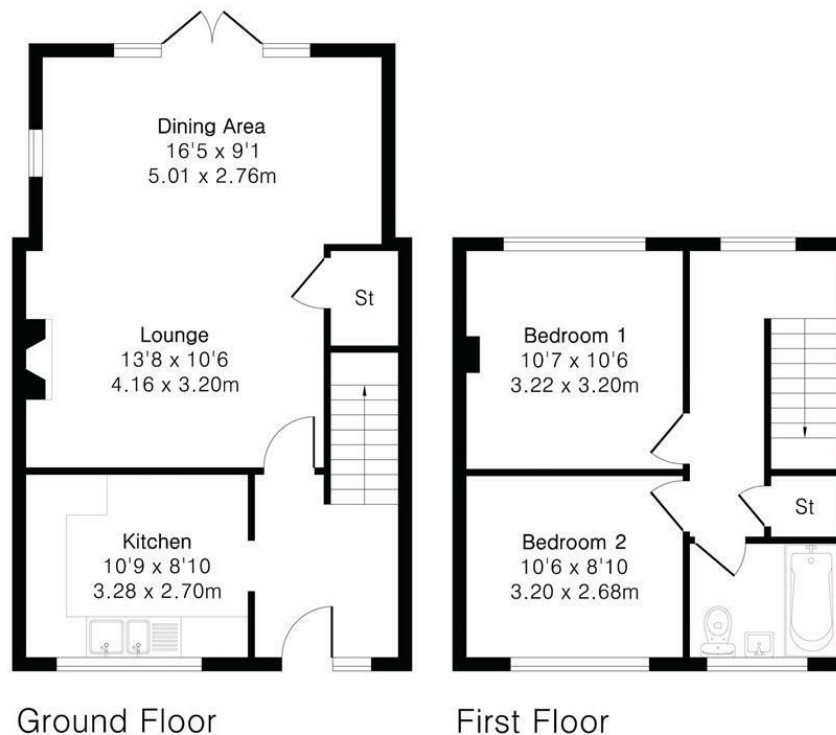
Local Authority - South Cambridgeshire



Approximate Gross Internal Area 829 sq ft - 77 sq m

Ground Floor Area 487 sq ft - 45 sq m

First Floor Area 342 sq ft - 32 sq m



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

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