



Clear Crescent, Melbourn SG8 6JD

welcome to

Clear Crescent, Melbourn

Two-bedroom mid-terraced bungalow in the sought-after village of Melbourn, offering excellent scope for modernisation. With front and rear gardens, this is an ideal opportunity to create a home to your own taste.



Entrance Hall

Double glazed door opening onto hallway. Storage cupboard and wall mounted radiator.

Lounge

Double glazed window to front aspect. Gas fireplace and wall mounted radiator.

Kitchen

Double glazed window and door to rear aspect. Fitted kitchen with a mix of wall and base level units, work surfaces incorporating a stainless-steel sink unit with mixer tap. Space for washing machine, cooker and under counter fridge. Pantry and wall mounted radiator.

Bedroom One

Double glazed window to front aspect. Built in wardrobe and wall mounted radiator.

Bedroom Two

Double glazed window to rear aspect. Built in wardrobe and wall mounted radiator.

Wet Room

Double glazed window to rear aspect. Low level WC, wash hand basin and shower.

Outside**Front Garden**

Gated entrance with hedge surround. laid to lawn garden with patio path leading to front door.

Rear Garden

Patio rear garden with storage shed. Gated side access.

Location

Melbourn is a highly regarded South Cambridgeshire village offering an appealing blend of traditional village charm and excellent everyday amenities. The village provides a good selection of local shops, convenience stores, cafés, pubs, a post office, doctors' surgery and community facilities, together with well-regarded schooling and attractive open countryside on the doorstep. For commuters, Royston railway station is within easy reach, providing regular services to London King's Cross, while Cambridge and the M11 are also readily accessible by road. The nearby market town of Royston offers a wider range of shopping, leisure and recreational facilities, making Melbourn an excellent choice for those seeking a peaceful village lifestyle without being far from larger centres.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Clear Crescent, Melbourn

- TWO BEDROOM BUNGALOW
- CHARMING VILLAGE LOCATION
- FITTED KITCHEN
- LOUNGE
- WET ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RYN110862 - 0007

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