



Connells

High Street,
Meldreth, Royston.

High Street,
Meldreth, Royston, SG8 6JU.

For Sale
£400,000



Property Description

Property Description:

Meldreth is a village and civil parish in South Cambridgeshire, England, located around 10 miles (16 km) south-west of Cambridge. At the 2011 Census, the population of the parish was 1,783.

The property is within close proximity of the station and highly valued Meldreth Primary School. There is also a well regarded village college in the adjacent village.

The local Nature Reserve, Melwood, has beautiful woods with the River Mel chalk stream running through are just a few minutes walk away.

The village, once famous for its fruit production, is now home to many commuters who work in Cambridge and London. Orchards still exist in Meldreth, and locally grown fruits and vegetables are sold in the village, most notably the Meldreth greengage.

The village retains its own railway station which opened in 1851. In 2001, local celebrations marked the 150th anniversary of Meldreth railway station, which serves the residents of Meldreth and the neighbouring village of Melbourn. Trains from the station run into Cambridge and London King's Cross.

Only one public house is still open; The British Queen has been open since the first half of the 19th century.



Internal

Ground Floor:

Entrance Hall

Entrance door, and carpet laid throughout.

Cloakroom

Fitted suite comprising of WC, wash-hand-basin, extractor fan, and carpet laid throughout.

Lounge

Double glazed window, carpet laid throughout, and radiator fitted.

Kitchen/Diner

Fitted suite comprising of a selection of wooden effect wall and base units with black worktop surround, oven with electric hob, space for a dishwasher, sink-drainer, part-tiled walls laid throughout, carpet to dining area and tiled flooring in kitchen laid throughout, radiator fitted, double glazed door leading to rear garden, and double glazed window.

Utility Room

Tiled flooring laid throughout, space for a washing machine, tumble dryer and fridge freezer, and door leading to rear garden.

First Floor:

Landing

Carpet laid throughout, and access to part-bordered loft with pull-down ladder via hatch.

Master Bedroom

Double glazed window, carpet laid throughout, radiator fitted, benefiting from built-in wardrobes.

Second Bedroom

Double glazed window, carpet laid throughout, and radiator fitted.

Third Bedroom

Double glazed window, carpet laid throughout, and radiator fitted.

Bathroom

Fitted suite comprising of a walk-in electric shower, WC, wash-hand-basin, laminate flooring and part-tiled walls laid throughout, spot lights, and radiator fitted.

External

Front Garden

Laid to lawn with pathway leading to entrance door.

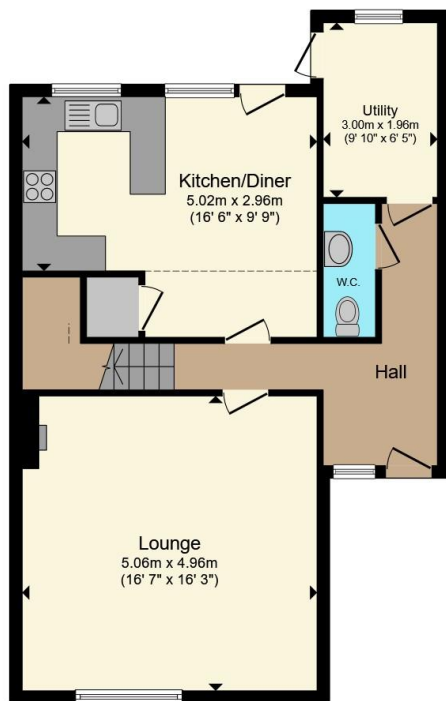
Rear Garden

Patio area laid to lawn, with brick and fence surround, and rear gate access.

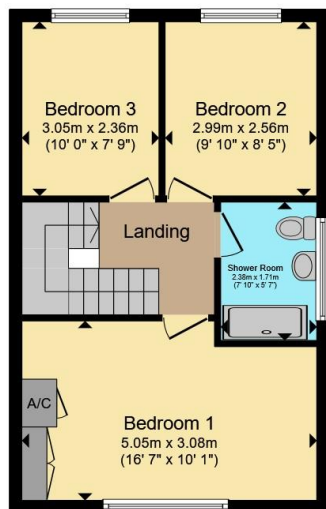
Parking/Garage

Garage en-bloc and two spaces available to the rear of the property.

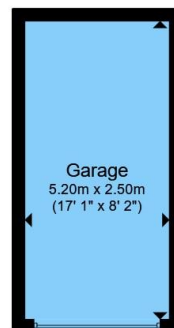




Ground Floor



First Floor



Garage

Total floor area 121.1 m² (1,304 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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6 Station Parade
LETCWORTH SG6 3AR

EPC Rating: D Council Tax
Band: D

view this property online connells.co.uk/Property/LCH309642

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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