



**Clover Way, Melbourn SG8 6FX**



**welcome to**

## **Clover Way, Melbourn**

An opportunity to purchase this modern two bedroom detached coach house that has been exceptionally well-maintained throughout. The property benefits from an open plan kitchen/lounge, en-suite to master bedroom, garage and private rear garden. Viewing is highly recommended.



**Entrance Hall**

Stairs off to first floor.

**Landing**

11' 4" max x 10' 8" max ( 3.45m max x 3.25m max )

**Lounge/Kitchen**

17' max x 22' 7" max ( 5.18m max x 6.88m max )

Open plan kitchen/lounge. Kitchen comprising wall and floor units, oven and hob with extractor hood over, sink with mixer tap, work surface surrounds, part tiled walls, space and plumbing for washing machine and fridge freezer. Windows to front and rear.

**Bedroom One**

12' 9" x 11' 5" into door recess ( 3.89m x 3.48m into door recess )

Window to front. Door to en-suite. Storage cupboard. Radiator.

**En-Suite**

Fully tiled shower cubicle. Low flush W/C. Wash hand basin. Vanity unit.

**Bedroom Two**

11' 9" x 7' 5" ( 3.58m x 2.26m )

Window to front. Radiator.

**Family Bathroom**

Bathroom comprising low flush W/C, wash hand basin, bath with shower attachment over, part tiled walls and skylight window.

**Outside****Garage**

Integral garage with power and lighting. Up and over door to front. Personal door leading to rear garden.

**Rear Garden**

Private enclosed rear garden with paved and lawned areas.

**Parking**

Parking for two cars at the front of the property.



***view this property online*** [williamhbrown.co.uk/Property/RYN110423](http://williamhbrown.co.uk/Property/RYN110423)



welcome to

## Clover Way, Melbourn

- Exceptionally well-presented detached coach house.
- Two bedrooms with en-suite to master.
- Open plan kitchen/lounge.
- Off-street parking and garage.
- Private rear garden.

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£300,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RYN110423](http://williamhbrown.co.uk/Property/RYN110423)



Property Ref:  
RYN110423 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01763 242988**



[royston@williamhbrown.co.uk](mailto:royston@williamhbrown.co.uk)



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**