



Bramley Avenue, Melbourn, SG8 6HG

welcome to

Bramley Avenue, Melbourn

An opportunity to purchase a spacious 3-bedroom semi-detached family home with dual aspect lounge/diner and separate kitchen, and a lovely good sized landscaped garden. With detached brick-built store and off-road parking, viewing is highly recommended.



Door To Entrance Hall

2 Storage cupboards. Stairs off to first floor landing. Radiator. Doors to:

Cloakroom

Comprising low flush WC, wash hand basin, wall mounted boiler, radiator. double glazed window to front.

Lounge/Diner

21' 7" max x 11' 1" max (6.58m max x 3.38m max)
Dual aspect lounge/diner with feature fireplace with hearth surround and mantle over, 2 radiators. double glazed windows to front and rear, door to kitchen.

Kitchen

12' x 7' 6" (3.66m x 2.29m)
Kitchen comprising 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, space for cooker and fridge/freezer, space and plumbing for automatic washing machine, range of base and wall units, part tiled walls, floor tiling, radiator, double glazed window to rear, door to rear.

First Floor Landing

Hatch to loft. Airing cupboard. Doors to:

Bedroom One

11' 1" x 10' 10" (3.38m x 3.30m)
Built in cupboard. Radiator. Double glazed window to front.

Bedroom Two

11' 1" x 10' 6" (3.38m x 3.20m)
Radiator. Double glazed window to rear.

Bedroom Three

10' x 7' 5" (3.05m x 2.26m)
Radiator. Double glazed window to rear.

Bathroom

Suite comprising bath with shower over, concealed cistern WC, wash hand basin set into vanity unit with cupboards below, wall and floor tiling, heated towel rail, window to front.

Outside Rear Garden

Lovely landscaped good sized rear garden with lawn area with flower beds, paved path leading to patio area with wooden shed, greenhouse, door to detached brick built store, and vegetable plot to the end of the garden. The garden is fence enclosed and has a gate for side access.

There is an unused right of way across the end of the garden for the council and UK power networks.

Parking

Driveway to front providing off-road parking.



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Bramley Avenue, Melbourn

- Spacious 3 bedroom semi-detached family home in sought-after residential development.
- Dual aspect lounge/diner.
- Separate kitchen.
- Ground floor cloakroom and family bathroom.
- Lovely good sized landscaped rear garden.

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

£385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110572 - 0003

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