



**Russet Way, Melbourn, Royston, SG8 6HF**



**welcome to**

**Russet Way, Melbourn, Royston**

An opportunity to purchase a well-presented 3 bedroom terraced family home. Ideal for first time buyers and investors alike, this property should be viewed at the earliest opportunity.



**Door To Entrance Hall**

Stairs off to first floor landing. Radiator. Doors too:

**Kitchen**

8' 4" x 6' 11" ( 2.54m x 2.11m )

Fitted kitchen comprising stainless steel sink unit with mixer taps and work surface surrounds, built in oven and induction hob, range of base and wall units, integrated dishwasher, space and plumbing for automatic washing machine, part tiled walls, double glazed window to front, space for fridge/freezer.

**Lounge**

14' 5" x 10' ( 4.39m x 3.05m )

Lovely lounge with decorative inset shelving and cupboards to one wall, radiator, double glazed window and door to rear garden.

**Ground Floor Bathroom**

Suite comprising shower cubicle, low flush WC, wash hand basin, heated towel rail, part tiled walls, recess lighting.

**First Floor Landing**

Hatch to loft. Doors too:

**Bedroom One**

14' 9" x 8' 10" plus over stair cupboard ( 4.50m x 2.69m plus over stair cupboard )

Radiator. Double glazed window to front.

**Bedroom Two**

13' 6" x 7' 5" plus depth of wardrobes ( 4.11m x 2.26m plus depth of wardrobes )

Built in cupboard housing gas boiler. Radiator.

Double glazed window to rear.

**Bedroom Three**

10' 2" x 6' 9" ( 3.10m x 2.06m )

Radiator. Wall shelving. Double glazed window to rear.

**Outside****Rear Garden**

Secluded rear garden with paved path leading to patio area with flower beds to side and fence surround.

**Garage**

There is a garage en block nearby.



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## Russet Way, Melbourn, Royston

- Spacious and well-presented 3 bedroom terraced home in sought-after location.
- Spacious lounge.
- Separate fitted kitchen.
- Ground floor bathroom.
- Low maintenance rear garden.

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£315,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110561 - 0004

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