



MELBOURN, ROYSTON

CHAIN FREE! Wellington Wise have listed this mature three bedroom terraced house, situated within a quiet residential location in this popular village. The property needs some cosmetic updating, but is in very good order throughout. There is off road parking and private gardens to the rear.

 3  1  2  EPC

£325,000

- Mature Terraced Home
- Three Good Sized Bedrooms
- Off Road Parking
- Private Rear Gardens
- Some Updating Required
- Gas Central Heating
- Utility and Ground Floor WC
- Popular Village
- CHAIN FREE!



STEP INSIDE The property is entered through the front door into the Entrance Hall, where the staircase rises to the First Floor. To the right hand side is a door leading into the spacious Lounge area which faces the front, and this leads straight through to the Dining Area at the rear. From here, there is a doorway that leads into the Kitchen, which has a range of eye and base level units and working surfaces. There are freestanding appliances that include a fridge, washing machine, electric cooker and tumble dryer, all of which are available if required. There is a door from here leading out into the enclosed Side Passage and a door back into the Entrance Hall.

Side Passage-This is fully enclosed and is accessed via a door at the front of the property, and also from the Kitchen. This leads straight through to the Utility Room at the rear, which has a fitted work surface, a door leading into the Rear Garden and a door into a separate WC.

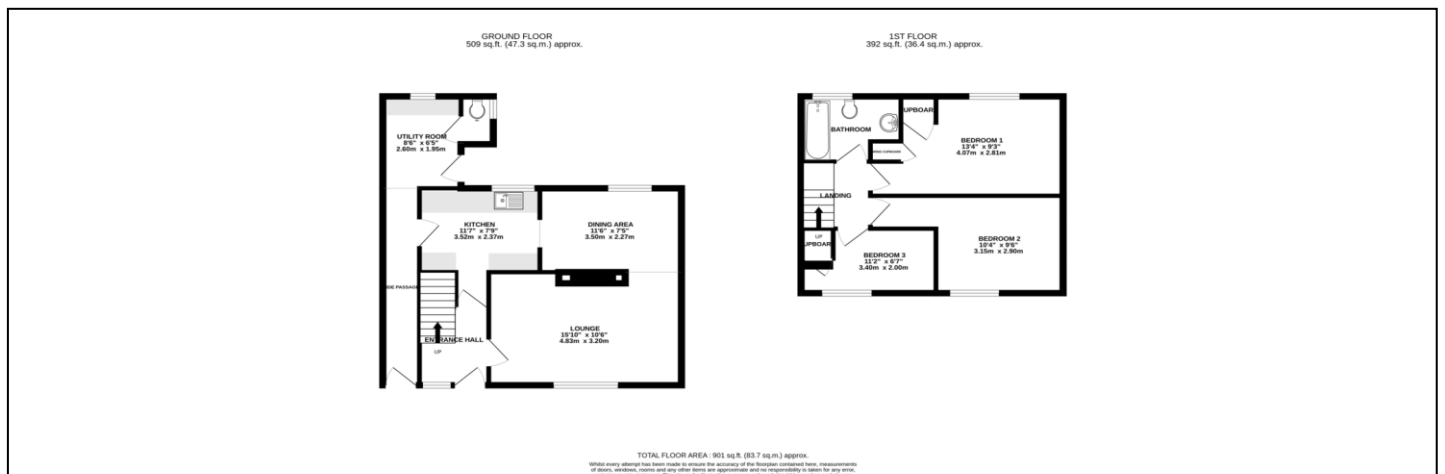
From the First Floor Landing, there is access to all three good sized Bedrooms, and the Bathroom. The Bathroom is a three piece suite fitted with a WC, wash hand basin and panelled bath with shower attachment, and is fully floor to ceiling tiled.

STEP OUTSIDE The front of the property has a dropped double width kerb, providing access onto the front driveway which has space for two cars.

The Rear Garden is mainly laid to lawn, with a paved patio area and well stocked shrubs, garden shed and greenhouse. There is conifer screening to the rear proving privacy, and the area is enclosed by fencing.

LOCATION Fordham Way is a popular and established road within the heart of the popular village of Melbourn, which has primary and secondary schooling, and is approx. 10 miles from Cambridge and 4

miles from Royston. The nearest railway station is at Meldreth, less than a mile away.



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