



RUSSET WAY, MELBOURN

EXCEPTIONAL TWO BEDROOM HOME! An extended two bedroom end terraced house, situated within this ever popular village. The property faces a quiet green, and benefits from a good sized kitchen/dining room, garage and parking and a lovely private garden. AN EARLY VIEWING IS RECOMMENDED!

 2  1  2 

£315,000

- Extended End Terraced House
- Two Bedrooms
- Garage and Parking
- Well Presented
- Gas Central Heating
- Private Garden
- Popular Village Location
- Kitchen/Dining Room
- MUST BE VIEWED!



STEP INSIDE Just inside the front door is the welcoming Entrance Hall, which has a staircase rising to the first floor. To the immediate right is the door to the former kitchen which is now the study, a really useful ground floor space. To the left of the front door is the door to the Kitchen/Dining Room, the extended part of the property. This really is a game changer as it provides a really great cooking/eating space. There is a range of units at eye and base levels, and electric oven and hob that are integral. In addition there is space for a fridge freezer and washing machine.

The comfortable Living Room has sliding doors opening out into the lovely private garden.

From the First Floor Landing there are doors from the Bedrooms and the Bathroom. The main bedroom is a good sized double and faces the rear, overlooking the garden. The second bedroom is a good sized single, and faces the green to the front.

The Bathroom, is fitted with a three piece suite comprising of a WC, wash hand basin and panelled bath.

STEP OUTSIDE The property is located in a quiet corner facing onto a pleasant green.

At the rear is access into the lovely private rear garden which is mainly laid to lawn, there is a paved patio to the immediate rear of the house and there are well stocked borders to the left and right hand sides of the lawn. At the rear is a little seating area and a good sized timber shed.

The garage is situated at the end of a nearby block and has parking space for two vehicles in front.

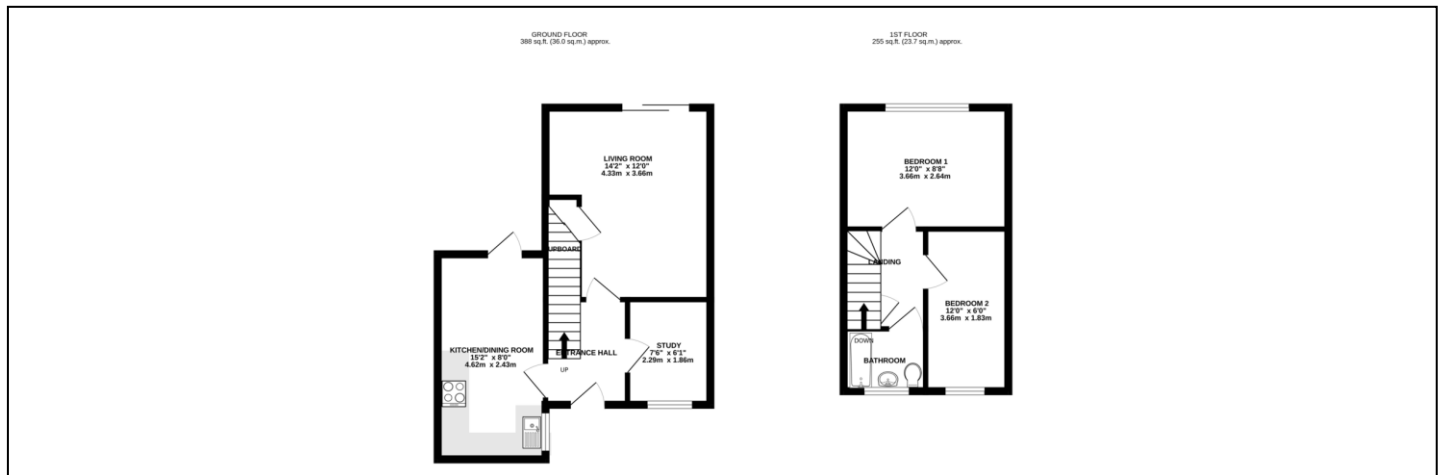
LOCATION Melbourn is a village located in Cambridgeshire, England, approximately 10 miles southeast of the city of Cambridge. The village has a population of around 4,500 people and is situated in the South Cambridgeshire district.

Melbourn has a long history, with evidence of human habitation in the area dating back to the Neolithic period. The village itself grew around the medieval church of All Saints, which still stands today as a prominent landmark.

In terms of amenities, Melbourn has several shops and services, including a post office, library, and medical centre. The village also has a primary school and a secondary school, Melbourn Village College, which is a popular choice for families in the area.

Melbourn is surrounded by beautiful countryside, and there are many walking and cycling routes in the local area, including the popular Melbourn-Royston Greenway. The village is also home to the Melbourn Science Park, which houses a number of high-tech companies and research organisations.

Overall, Melbourn is a charming village with a rich history and plenty of amenities and activities for residents to enjoy. Its proximity to Cambridge and easy access to major road and rail links make it a desirable location for commuters and families alike.



WellingtonWise Estate Agents Royston

01763 294448

A leading independent property service provider with offices in **St Ives, Royston & Melbourn.**

facebook.com/wellingtonwise

@wellingtonwise

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



%epcGraph_c_1_261%