



Ash Grove, Melbourn, Royston, SG8 6BJ

CHEFFINS

Ash Grove

Melbourn, Royston,
SG8 6BJ

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: C
- Council Tax Band: D
- Gas Central Heating
- Off Street Parking
- Front & Rear Gardens

A well presented 3 bedroom detached house located in this popular and well served village. The accommodation comprises entrance hall, sitting room, kitchen, dining room, cloakroom, 2 double bedrooms, 1 single bedroom and bathroom. Off street parking and front and rear gardens. Unfurnished. Available now. EPC: C and Council Tax Band: D.

3 1 2

£1,695 PCM





LOCATION



The property is located within a popular South Cambridgeshire village situated between Royston (4 miles) and Cambridge (10 miles). Melbourn is well served with a host of amenities such as Doctors and Dentist surgeries, convenience stores, butchers/delicatessen, day spa and restaurants/hostelries. The village is also well placed for access to the A10, A505, M11 and A1/M and for the commuter there are mainline railway stations in the neighbouring village of Meldreth (0.8 miles) and in the market town of Royston (4 miles) offering services to London Kings Cross and Cambridge. (Distances approximate).

ENTRANCE HALL

stairs rising to first floor and doors to sitting room, dining room and cloakroom off.

SITTING ROOM

feature fireplace with working log burner, under stairs cupboard, dual aspect with window to front and sliding patio doors to rear garden and door to:

KITCHEN

fitted with base and wall units, work tops, 1.5 bowl sink with window to rear aspect above, freestanding oven with electric hob and extractor hood above, space for a fridge freezer and space and plumbing for a dishwasher and washing machine (appliances can be provided if required), side door to passage and doorway to:

DINING ROOM

window to front aspect and door to entrance hall.

COAKROOM

wc with mirrored cabinet above, wash basin with vanity unit below, heated towel rail and window to front aspect.

STAIRS/LANDING

the bedrooms and bathroom are accessed of the landing.

BEDROOM 1

air conditioning unit double wardrobes and window to front aspect.

BEDROOM 2

air conditioning unit and 2 windows to rear aspect.

BEDROOM 3

built in wardrobe and window to front aspect.

BATHROOM

bath, separate shower, fitted wc and wash basin with vanity unit below and window to rear aspect above, heated towel rail and built in linen cupboard.

OUTSIDE

open front garden principally laid to lawn with border, off street parking for 2 cars, path to front door and 2 side gates to enclosed rear garden principally laid to lawn with patio, 2 sheds and log store.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

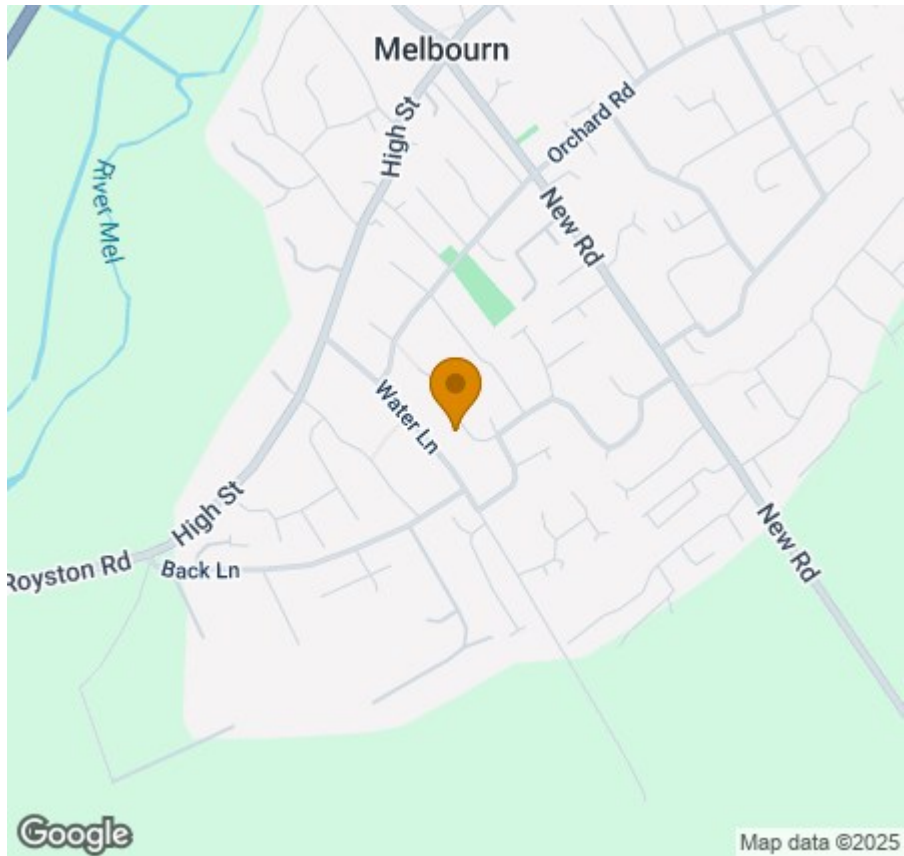
Term - Minimum 12 month tenancy

Holding Deposit - £391

Deposit - £1955







Total area: approx. 96.0 sq. metres (1033.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

