



Flambards Close, Meldreth, Royston, SG8 6JX

CHEFFINS

Flambards Close

Meldreth, Royston,
SG8 6JX

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: D
- Gas Central Heating
- Enclosed Rear Garden

A 3 bedroom house positioned on the edge of a green within a popular and well served village with mainline train station located between Cambridge and Royston. The accommodation comprises entrance hall, kitchen, 2 reception rooms, master bedroom with en suite, 2 further bedrooms and bathroom. Enclosed rear garden. We regret no sharers. Unfurnished. Available now. EPC: D and Council Tax Band: D.



£1,650 PCM





LOCATION



Meldreth is a popular south Cambridgeshire village located between Royston (6 miles distant) and Cambridge (10 miles distant). The village is well served and home to a convenience store, village pub, primary school, village hall, recreation ground and several orchards and farm shops. Meldreth also benefits from its own railway station, with regular services to both Cambridge and London. The village is also conveniently placed for access to the A1M and M11 via the A10/A505. Distances approximate*

ENTRANCE HALL

stairs rising to first floor. The kitchen, dining room and sitting room are accessed off the entrance hall.

KITCHEN

base and wall units, work tops, sink with window to rear aspect above, integrated appliances including oven, ceramic hob with extractor above and dishwasher, freestanding fridge freezer and washing machine and hatch to:

DINING ROOM

under stairs cupboard and sliding patio doors to rear garden.

SITTING ROOM

large window to front aspect.

STAIRS/LANDING

cupboard housing hot water cylinder. The bedrooms and bathroom are accessed off the landing.

BEDROOM 1

alcove fitted with 2 clothes rails, large window to front aspect and door to:

EN SUITE SHOWER ROOM

shower enclosure, wc, wash basin

with mirrored cabinet above and heated towel rail.

BEDROOM 2

window to rear aspect.

BEDROOM 3

window to rear aspect.

BATHROOM

shower over bath, wc, wash basin with mirror above and window to side aspect.

FRONT GARDEN

open front garden principally laid to lawn with shrubs and mature trees open to green.

REAR GARDEN

enclosed rear garden principally laid to lawn with decking, patio and side gate.

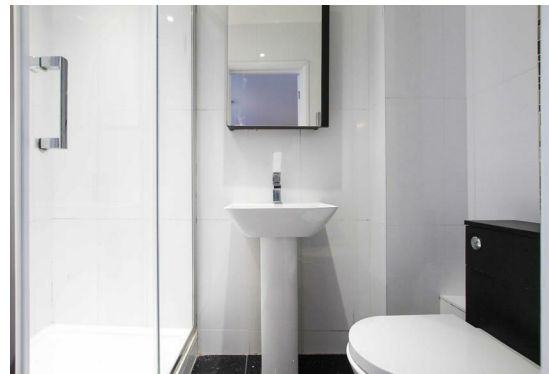
LETTING AGENT NOTES

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

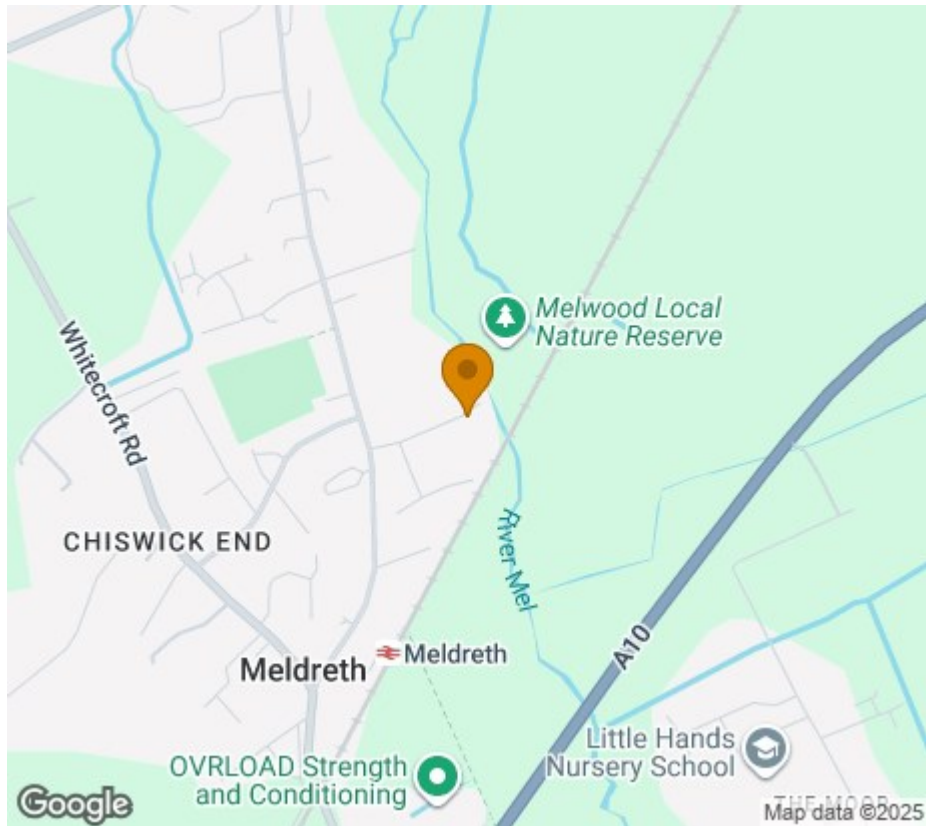
Term - Minimum 12 month tenancy

Holding Deposit - £380

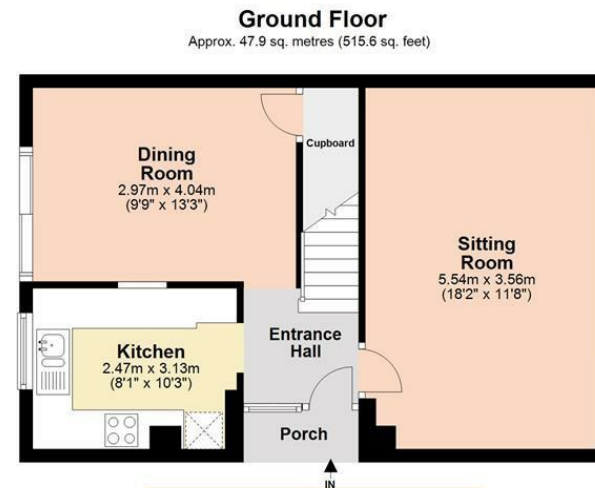
Deposit - £1903







Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		86	
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



Total area: approx. 95.9 sq. metres (1032.0 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

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.