



28a Russet Way, Melbourn

Royston

Guide Price £225,000





28a Russet Way

Melbourn, Royston

A well-presented 1-bedroom cluster home in Melbourn, close to the Science Park, with no chain, a lounge/diner, a modern fitted kitchen, a modern bathroom, and parking to the rear.

- Cluster Home!
- One bedroom
- Chain Free!
- Walking distance to local amenities
- Parking to the rear
- Modern bathroom suite
- Modern fitted kitchen
- Freehold!
- Attention First-time Buyers!
- Potential Yield of Over 5%!

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Council Tax band: B

Tenure: Freehold

Property Insight

A well-presented 1-bedroom cluster home in the sought-after South Cambridgeshire village of Melbourn. This property would make a fantastic first purchase or have a potential yield of over 5%, and is within walking distance of the Science Park, enjoying no upward chain, a lounge/dining room, a modern fitted kitchen, 1 well-proportioned bedroom, a modern bathroom, and parking to the rear.

This charming property enjoys a pleasant and well-maintained frontage, a front lawn with borders of shrubs, a gravel area for potted plants, external storage, and a path leading up to the front door. Once inside, the lounge/dining room is a lovely size, enjoying windows to a dual aspect, wood flooring, spot lighting, stairs to the first floor, and space for lounge, dining and storage furniture.

The kitchen benefits from a window to a front aspect, a range of base and wall units, laminate worktops, tiled flooring and splashbacks, an inset sink, spotlights, and space for an oven, under-counter fridge/freezer, washing machine and other small kitchen appliances.

Upstairs to the first floor, this spacious home continues to offer well presented accommodation, with 1 well-proportioned bedroom and a family bathroom, comprising a bath with an overhead shower, WC and hand wash basin.

To the rear is an allocated parking space in front of a small singled garden with wooden built shed.





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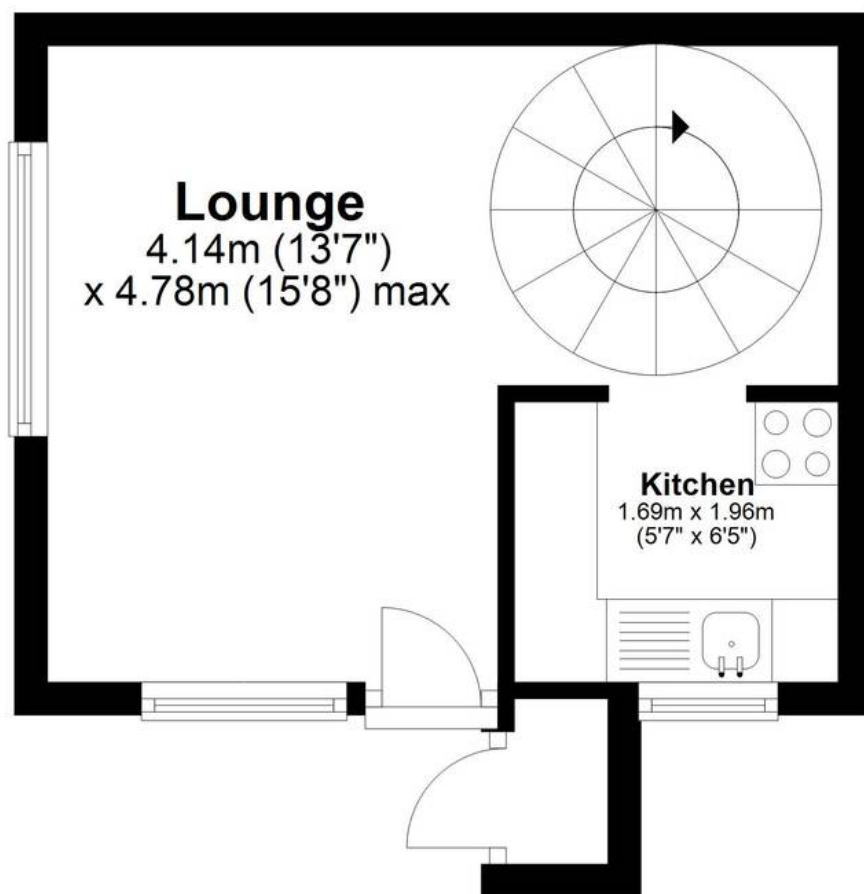
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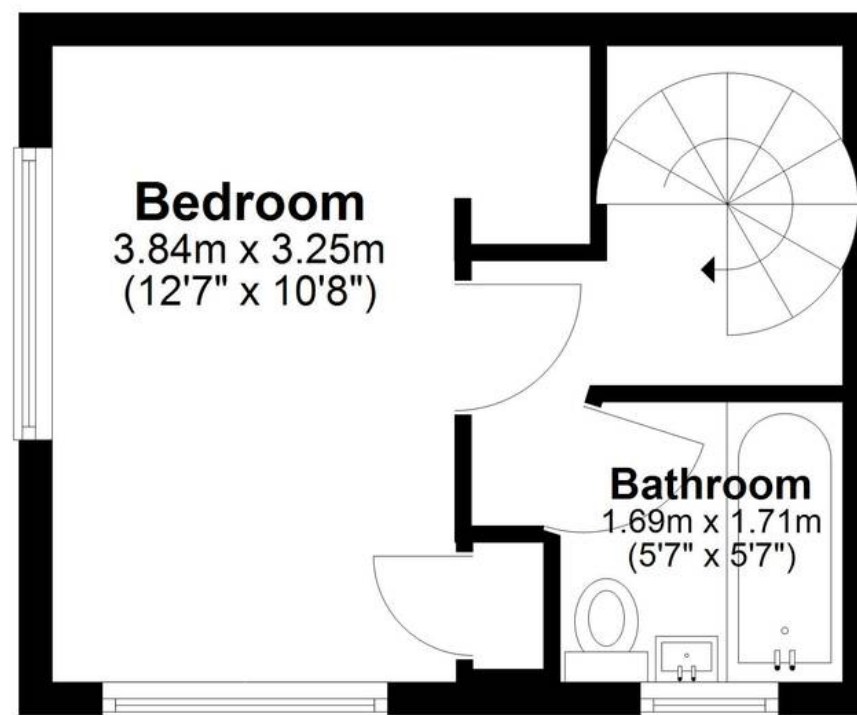
Ground Floor

Approx. 19.8 sq. metres (212.9 sq. feet)



First Floor

Approx. 18.3 sq. metres (197.1 sq. feet)



Total area: approx. 38.1 sq. metres (410.0 sq. feet)



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