



20 Clear Crescent, Melbourn
Royston

Guide Price **£315,000**





20 Clear Crescent

Melbourn, Royston

2-bed semi-detached bungalow in Melbourn, no chain, south-facing garden, and scope to update.

- No Onward Chain
- Semi-Detached Bungalow
- Two Bedrooms
- Popular Village of Melbourn
- Excellent Potential To Update And Add Value
- South-Facing Rear Garden
- Conservatory Overlooking The Rear Garden
- Lounge/Dining Room
- Gas Central Heating
- Generous Corner Plot

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PROPERTY INSIGHT

A 2-bedroom semi-detached bungalow in the popular village of Melbourn, offered with no onward chain and excellent potential to update and add value. This home is ideal for those wanting to put their own stamp on things, with a lounge/dining room, a kitchen, two bedrooms, a shower room, a conservatory overlooking the rear garden, gas central heating, and a good-sized, south-facing rear garden.

On approach, the bungalow enjoys a tidy frontage, with neatly clipped hedging framing a paved path to the front door and a bay window to one side. Once inside, the accommodation is arranged over a single level, with doors leading through to the living space, bedrooms and shower room.

The lounge/dining room is a comfortable, well-proportioned space, benefiting from a large window to the front bringing in plenty of natural light, a feature fireplace surround, and ample room for a variety of lounge and dining furniture. There is scope here for new owners to refresh and really put their own stamp on things.





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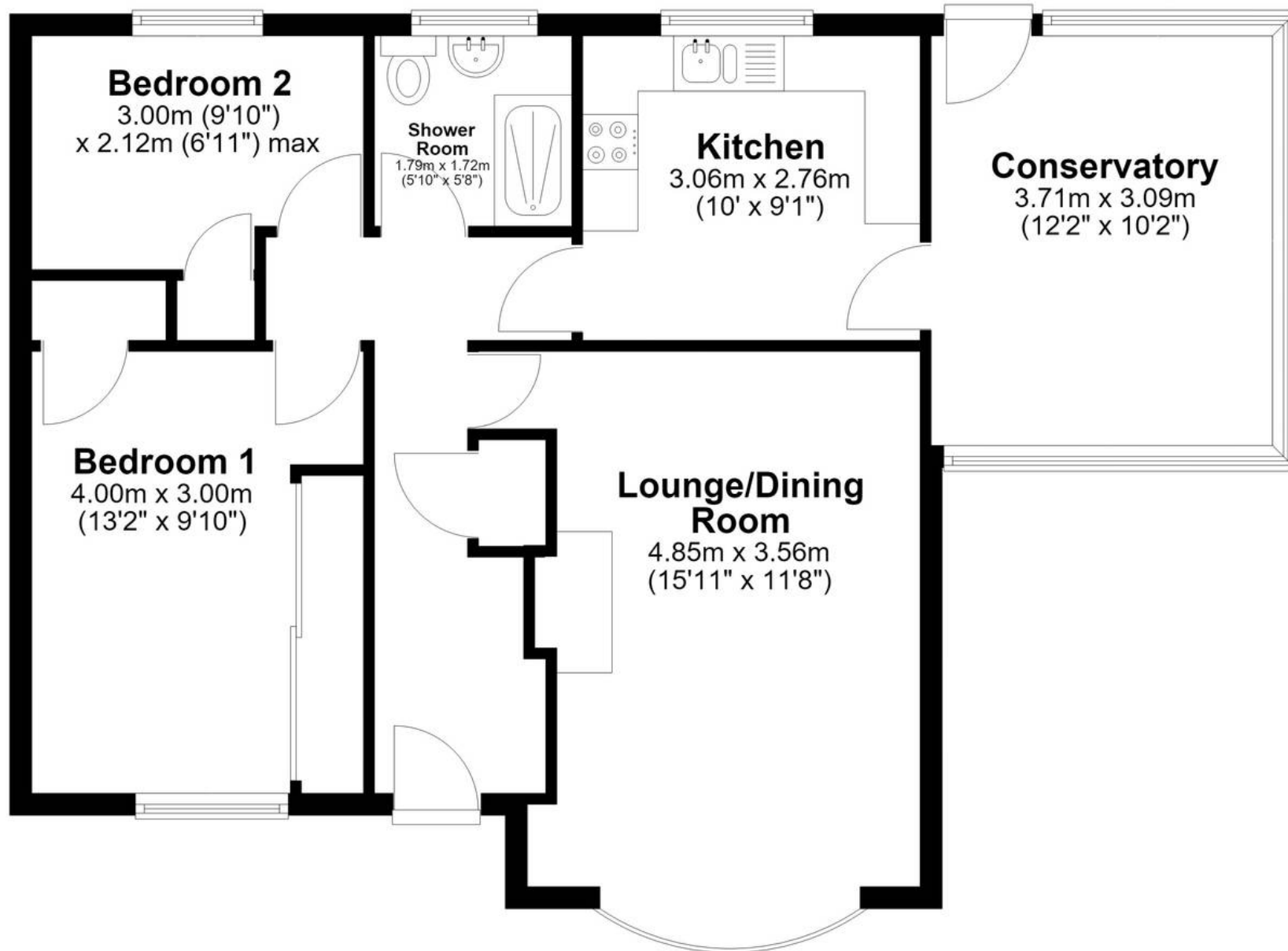
The kitchen is fitted with a range of wood-fronted wall and base units, laminate worktops, tiled splashbacks, and a window to the rear overlooking the garden. There is a freestanding gas cooker and a washing machine, both of which are included, along with space for further appliances. Off the kitchen, the conservatory is a lovely addition, with windows on all sides and a door to the garden, making a bright spot to sit and enjoy the outlook year-round. The two bedrooms are both well-proportioned, with the principal bedroom enjoying fitted wardrobes, and there is a shower room comprising a corner shower, WC and hand wash basin.

Outside, to the rear, the south-facing garden is a genuine highlight — a good size, well-tended, and enjoying the sun throughout the day. It is laid to astro turf, with paved pathways and patio areas providing space for garden furniture and entertaining, well-stocked borders full of plants, shrubs and roses, and access to a garden shed. There is plenty of scope for new owners to enjoy as-is or put their own stamp on things.



Ground Floor

Approx. 70.3 sq. metres (757.2 sq. feet)



Total area: approx. 70.3 sq. metres (757.2 sq. feet)



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