



8a Brooksbank, Melbourn
Cambs

Guide Price **£345,000**





8a Brooksbank

Melbourn, Cambs

Two-bed terraced home in a central Melbourn location – lounge/diner opening to the garden through French doors, two doubles and parking.

- Two-Bedroom Terraced Home
- Lounge/Dining Room With French Doors To The Garden
- Two Well-Proportioned Double Bedrooms
- Separate Kitchen With Space For Appliances
- Ground-Floor Cloakroom
- Family Bathroom With Shower Over Bath
- Enclosed Rear Garden With Patio And Two Sheds
- Parking For One Car
- Approximately 850 Sq Ft Of Accommodation
- Central Village Location Within Walking Distance Of Melbourn Amenities

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Property Insight

Positioned in the heart of one of South Cambridgeshire's most sought-after villages, this two-bedroom terraced home makes a sensible first purchase or a comfortable home for those wanting village life with genuine connectivity to Royston and Cambridge. Set within a quiet residential pocket a short walk from Melbourn's shops, schools and everyday amenities, it offers well-organised accommodation across two floors, with a garden and off-road parking, in a genuinely central position.

The ground floor is arranged for easy living, with a generous lounge/dining room running the depth of the house and opening onto the rear garden through French doors, giving a light and sociable main living space with room for both seating and a dining table. The kitchen sits separately, fitted with timber-effect units, dark worktops and space for freestanding appliances including a washing machine and dishwasher, and there is a useful ground-floor cloakroom off the hall. The layout keeps cooking, dining and relaxing distinct without feeling closed in.

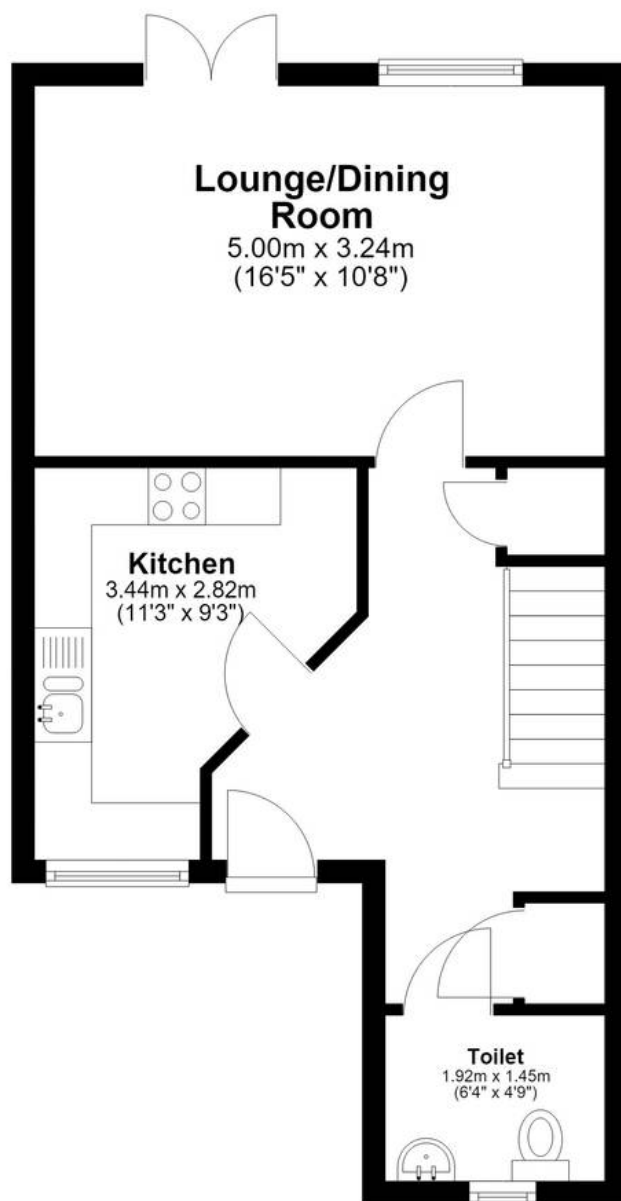
Upstairs are two well-proportioned double bedrooms, the principal a bright room to the front and the second a comfortable double to the rear, both served by a family bathroom with a bath and shower over. Outside, the rear garden is a good size, laid mainly to lawn with a paved patio off the house and two timber sheds providing storage, enclosed by fencing for privacy. Parking for one car completes a home that balances space, position and affordability. A rare opportunity to secure a village home in a genuinely central Melbourn setting.





Ground Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



First Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



Total area: approx. 78.9 sq. metres (849.7 sq. feet)



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