



11 Rupert Neve Close, Melbourn

Royston

Guide Price **£235,000**



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Melbourn, Royston

Ensum Brown are delighted to offer for sale this well-presented maisonette in the sought-after market town of Royston. This lovely property is to be sold with no onward chain, enjoying an end-of-cul-de-sac location, 2 double bedrooms, a fitted kitchen, a family bathroom, and allocated parking.

Council tax band: C

Tenure: Leasehold



PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this well-presented maisonette in the highly sought-after village of Melbourn. This lovely property is to be sold with no onward chain, enjoying an end-of-cul-de-sac location, 2 double bedrooms, a fitted kitchen, a family bathroom, and allocated parking.

On approach, this property enjoys an end-of-cul-de-sac location, with a pleasant and tidy frontage, hedgerows and shrubs, and allocated parking. This property is also to be sold with the advantage of no onward chain.

Upon stepping inside, the entrance hall provides storage and space for coats and shoes, with stairs leading up to spacious accommodation. The hallway is bright and carpeted, with doors leading through to the entire living space, including excellent integrated storage.

The kitchen is large and bright, with two windows to a dual aspect, a range of base and wall units, laminate worktops, tiled splashbacks, pendant lighting, an integrated oven, hob and extractor hood, and space for a washing machine, fridge/freezer, and dining setting. The lounge adjacent is an equally good size, with a large window to the rear, pendant lighting, carpets and ample space for lounge and storage furniture.

In the sleeping quarters, there are 2 double bedrooms, each with carpets and pendant lighting, as well as a family bathroom comprising a bath with an overhead shower, a WC, a sink and a vanity unit.

Call Ensum Brown today to arrange your private viewing appointment, don't delay, this one won't be available for long.





LOCATION - MELBOURN

Melbourn is a large English parish village, nestled in the far southwest of Cambridgeshire, just 3 miles from the town of Royston and 11 miles from the city of Cambridge. The village has enjoyed a long history of occupation, stemming from the presence of springs and the River Mel, rising at Melbourn Bury. The river is particularly attractive because it is often clear and shallow, displaying chalk and gravel through its glittering water. There are many countryside walks to enjoy, including several ancient trackways that cross through the parish.

Melbourn is a bustling village, full of life, and offers residents all the amenities they could possibly need, including two village shops, a pharmacy, a doctor's and dentist surgery, two traditional village pubs, the highly regarded Sheene Mill restaurant and hotel, as well as a spa just opposite. There are a number of parks and endless groups and clubs for all age groups. In terms of schooling, you have a number of pre-school options, a primary and secondary school within the village. There are two churches, including the All Saints' Church, which dates back to the 13th Century and offers regular services and activities for residents.

The village's proximity to Royston means that residents have access to the town's many other amenities, such as the mainline train station offering regular fast services to both Cambridge and London Kings Cross. There is also a leisure centre, sports clubs, dentist's surgeries, and highly-regarded schools for all ages. Also, from Melbourn, you can pick up the train line from the neighbouring village of Meldreth, and this is even within walking distance. The A1M and M11 are within a 20-minute drive via the A10/A505, and London Stansted and Luton Airports are both 30-minutes away.

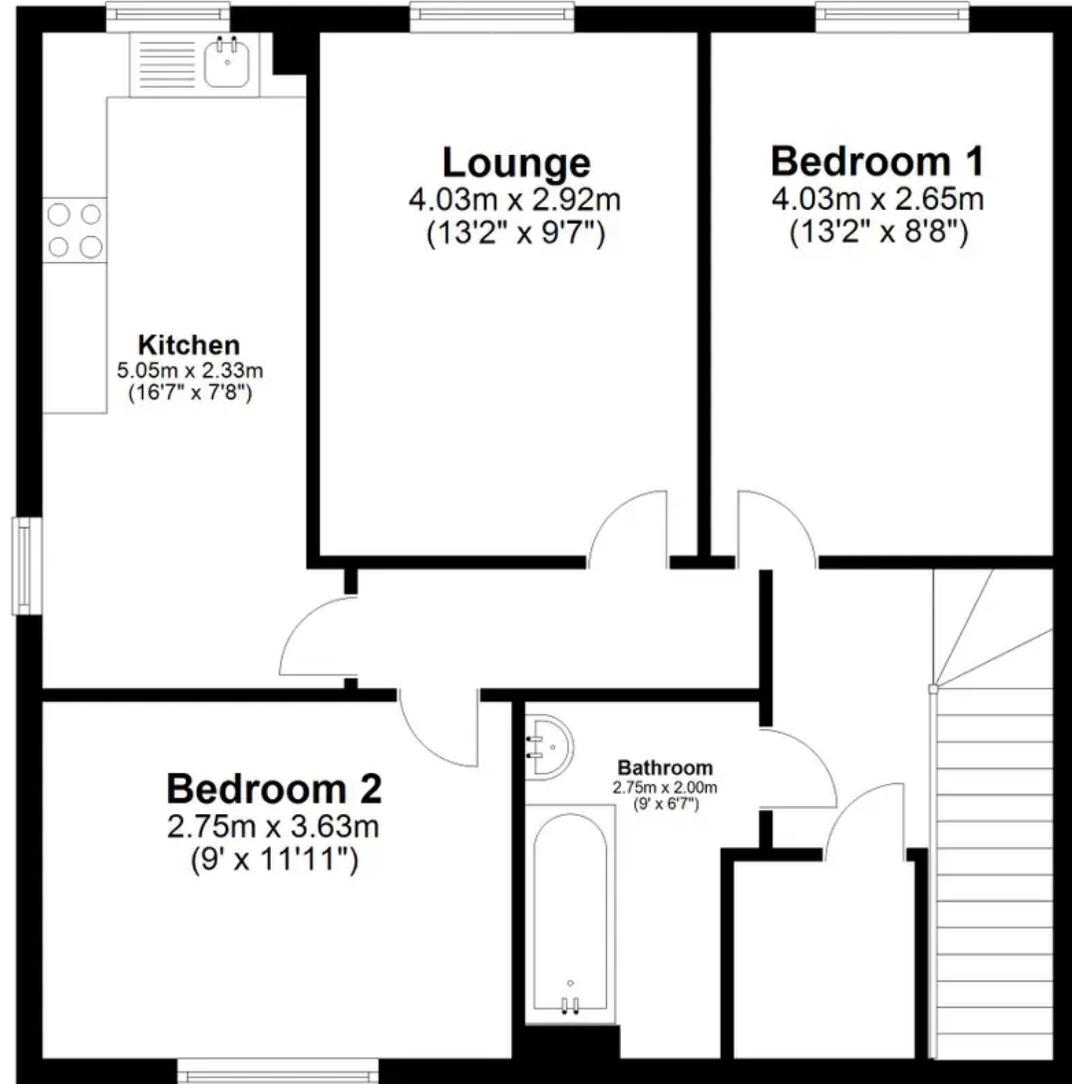
If you are looking for the benefits of a town while in a countryside location, we recommend visiting Melbourn to find your forever home.

- 2 Double Bedrooms
- Maisonette
- Allocated Parking
- SOLD WITH THE ADVANTAGE OF NO ONWARD CHAIN
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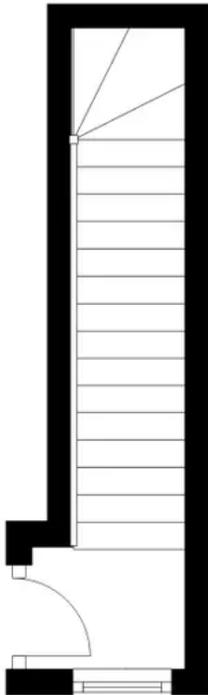
First Floor

Approx. 61.6 sq. metres (663.4 sq. feet)



Ground Floor

Approx. 4.5 sq. metres (48.9 sq. feet)



Total area: approx. 66.2 sq. metres (712.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.

Plan produced using PlanUp.



Ensum Brown

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