



Russet Way  
SG8 6HE

£1,000 Monthly

abode





01763259888

Abode are delighted to offer this well presented one-bedroom property, in the popular village of Melbourn. Comprising of a double bedroom, bathroom, lounge, kitchen and private garden. The property further benefits from being just 1.3 miles from Meldreth Train Station, as well as having allocated parking available.

**Kitchen (Ground Floor) 2.00m ( 6'7") x 1.69m ( 5'7")**

Window to front aspect, door to lounge, inset sink with right drainage, washing machine, oven, electric hob, fridge.

**Lounge (Ground Floor) 4.78m ( 15'9") x 4.14m ( 13'7")**

L-Shaped. Windows to front and side aspect, doors to the garden and kitchen, storage heater, spiral staircase to first floor.

**Bathroom (First Floor) 2.00m ( 6'7") x 1.69m ( 5'7")**

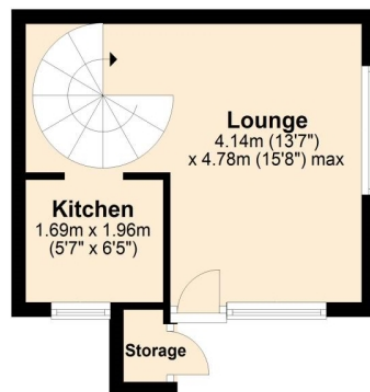
Window to front aspect, door from landing, bath, sink and toilet.

**Bedroom (First Floor) 2.47m ( 8'2") x 3.84m ( 12'8")**

Window to front and side aspect. Door to landing, storage heater, cupboard and airing cupboard.

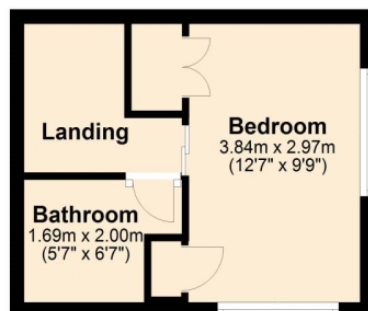
### Ground Floor

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



### First Floor

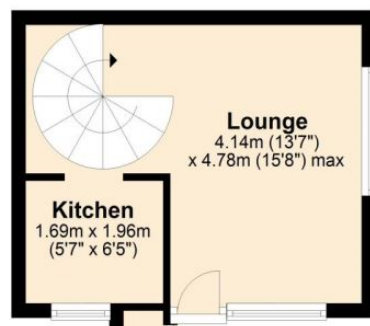
Approx. 18.3 sq. metres (197.1 sq. feet)



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

### Ground Floor

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



### First Floor

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



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	