



Hope Street, Melbourne, DE73 8FX £195,000

Nick Humphreys are delighted to present this two bedroom mid terraced house, situated in the quiet town of Melbourne. Recently been fitted with a new kitchen and has also been redecorated throughout. Ideal FIRST TIME BUY! No Chain.

Accommodation comprising of two large reception rooms, a large storage/pantry area, newly fitted kitchen to the ground floor. To the first floor there is two light and spacious bedrooms and a bathroom at the rear. The property also has a large rear garden which includes a wooden shed and a large brick storage area attached to the back of the house, Access is also available to the street through the garden.

This property also benefits UPVC double glazed windows and electric heating throughout.

Call our office for more information.

Hope Street, Melbourne, DE73 8FX

Front



Living Area
10'10" x 11'5" (3.30m x 3.48m)



Double glazed window, chrome adjustable pendant lights, grey carpets, TV point, storage room/pantry, sockets, door accessing to kitchen.

Reception Room
10'10" x 11'5" (3.30m x 3.48m)



UPVC Door, double glazing window, chrome adjustable pendant lights, grey carpets, electric radiator, sockets, TV point.

Kitchen
12'9" x 6'4" (3.89m x 1.93m)



Fully refurbished new cupboards and wall units, UPVC double glazed windows and doors, large single spotlight, oven, hob, hob hood sink, access for washing machine.

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Bedroom

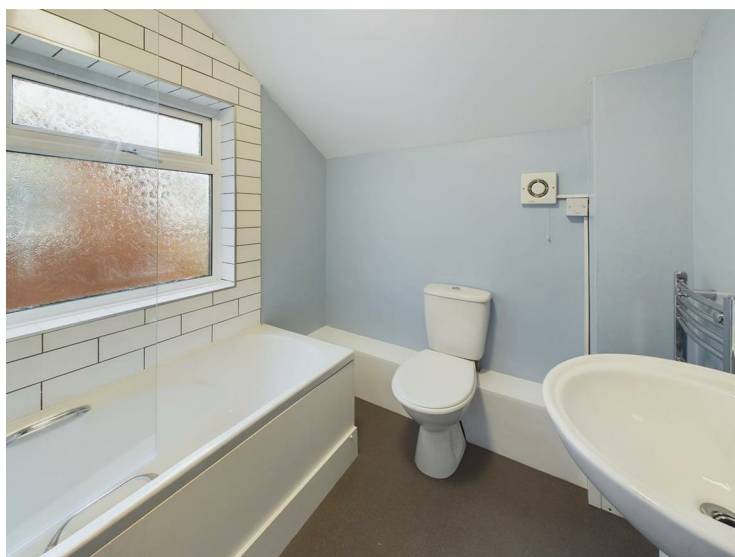
10'10" x 11'5" (3.30m x 3.48m)



Double glazed window, chrome adjustable pendant lights, grey carpets, sockets, cupboard access to storage and water heater.

Bathroom

7'5" x 6'5" (2.26m x 1.96m)



UPVC double glazed window, pendant light, white porcelain sink and toilet, white bathtub with glass screen, electric shower, electric radiator, extractor fan.

Garden



Large fenced garden, grey stoned patio area as you exit the rear of the property, access to a shed and a brick storage area coming off the back of the house, access available onto the road.

Tenure

Freehold

Council Tax Band

South Derbyshire

Council Tax Band : B

Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

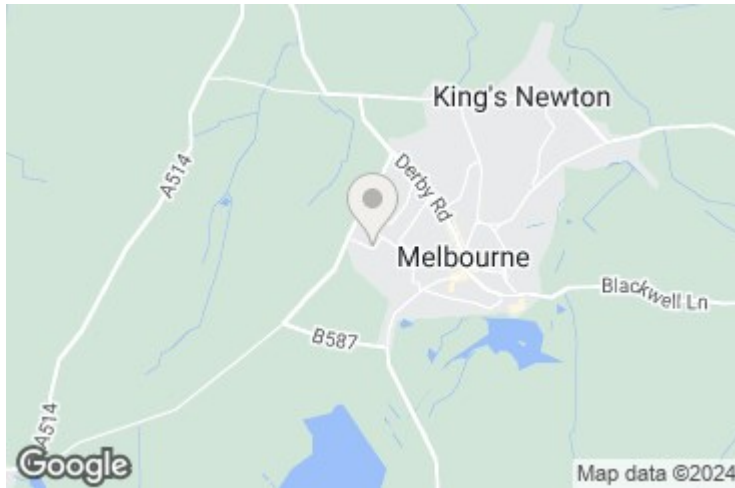
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

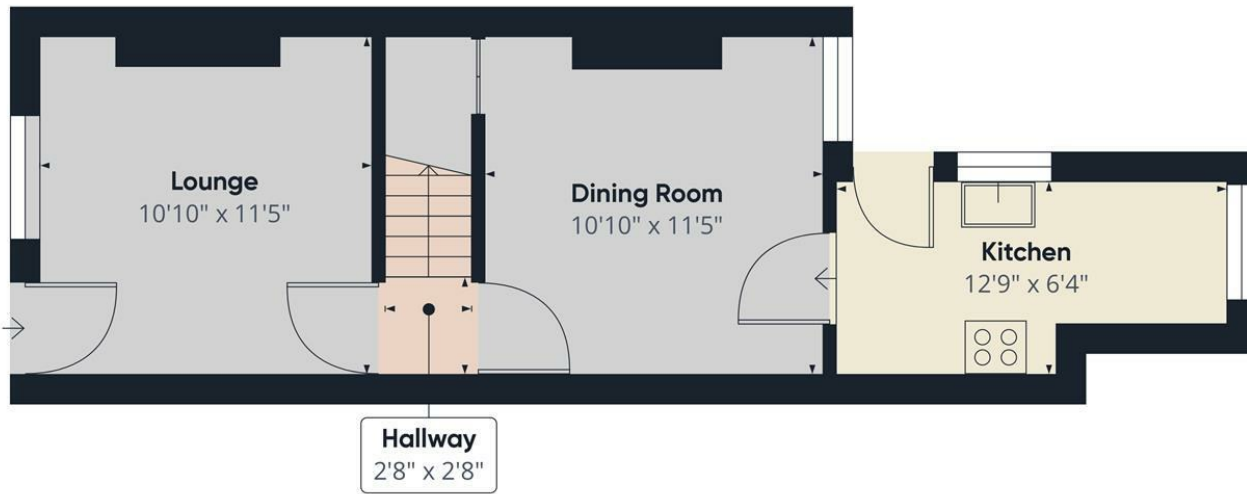
General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.





Floor 0

Approximate total area¹⁸
659.64 ft²



Floor 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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