



NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986

Oaklands Way, Melbourne, DE73 8LR

£250,000

Spacious Hall/Study

Upvc door to the front, 2 radiators, beamed ceiling and plate rail.

Lounge

Upvc window to the front, radiator, feature fireplace with gas coal effect fire, 2 fitted cupboards, beamed ceiling, picture light and 2 further wall lights.

Dining Kitchen

Beamed ceiling and extensive range of fitted cupboards and worktops, built in Belling oven, gas hob, plumbing for a washing machine, space for fridge and double doors to

Conservatory

Upvc windows to the rear and doors to the rear. Tiled flooring and wall light.

First Floor

Landing

Loft access with pull down ladder.

Bedroom One

Spacious with Upvc window to the front, radiator, large cupboard with Worcester central heating boiler, further extensive fitted pine wardrobes and cupboards.

Bathroom

Three piece off white suite comprising, low level WC, pedestal wash hand basin, panelled bath with fitted shower over. Upvc window to the rear, radiator and extractor fan.

Bedroom Two

Upvc window to the rear and radiator

Outside

Agents note; we are informed by the seller there is a £30 annual maintenance charge for the grounds within the cul de sac - any buyer should seek professional advice

Small Front Forecourt

Slabbed small forecourt area

Rear Garden

Approached via a shared side pedestrian access, this pretty enclosed garden is particularly well stocked with an abundance of flowering and shrub borders and small patio / sitting area.

Off Road Parking

To the front of the garage is a single tarmac parking space.

Single Brick Garage

With metal up n over door to the front.

Tenure

Freehold

Council Tax Band

South Derbyshire

Council Tax Band : TBC

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.

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 Not

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Hours Of Bu

Our office is c till 4pm.

