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High Street, Melbourne, Derby

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+ CO



Frocks & Frippery

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High Street, Derby, DE73 8GJ

Price £350,000



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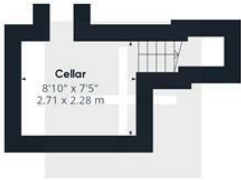


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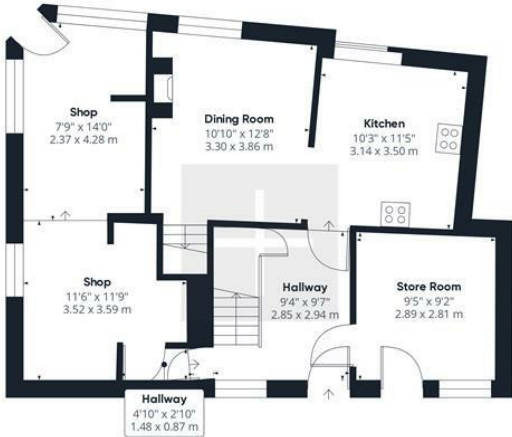


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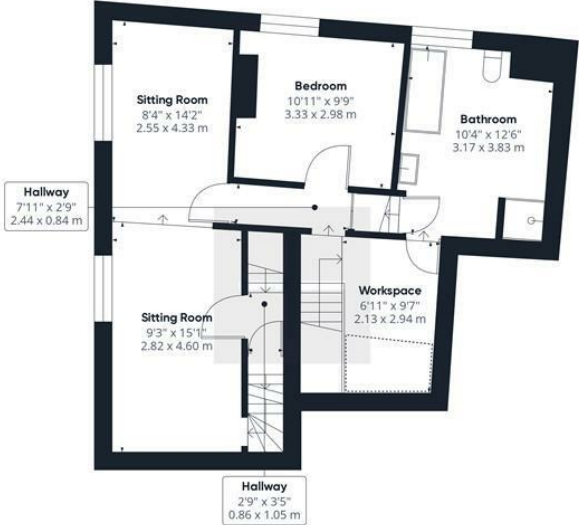
Floor Plan



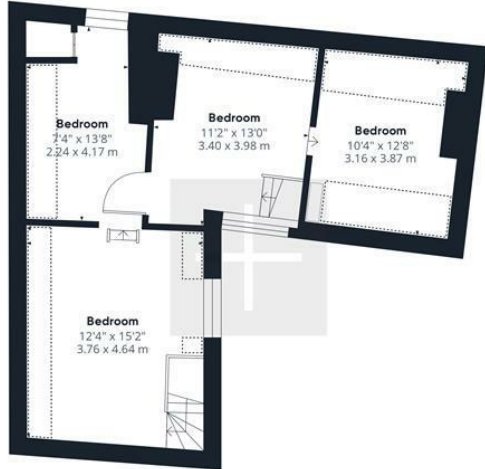
Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
 1930.9 ft²
 179.39 m²

Reduced headroom
 160.62 ft²
 14.92 m²

(1) Excluding balconies and terraces

⌌ Reduced headroom (below 1.5m/4.92ft)

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



GROOMING ROOM

Frocks & Frillery

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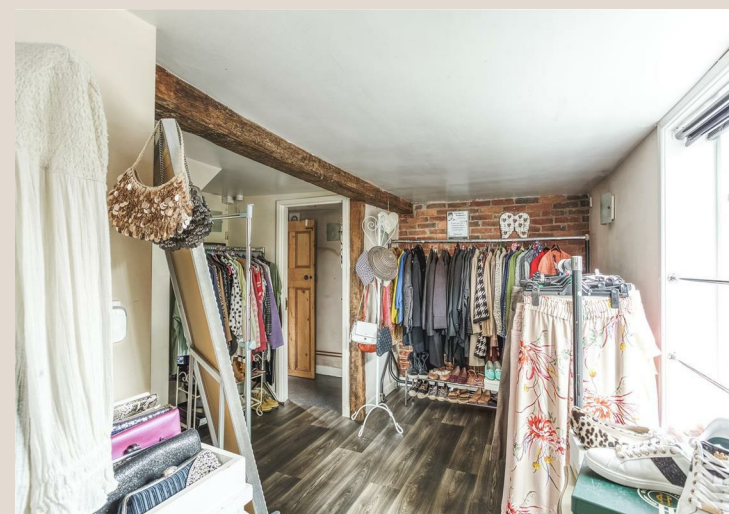
SPACIOUS PERIOD TERRACE WITH SHOP AREA - A most spacious four/five bedroom end terraced property offering over 1900 square feet of versatile accommodation over three floors. The property includes a ground floor shop/retail area of over 400 square feet and is located the heart of this highly desirable and thriving market town with its many boutique shops, bars and restaurants.

This property offers a wealth of character and generous accommodation that really has to be viewed to be fully appreciated. This attractive character property could offer exciting potential for conversion to a purely residential property for those seeking more living space as one property, also offering redevelopment potential into multiple properties (subject to necessary planning consent)

The property has a gas fired central heating system and the accommodation in brief comprises:- entrance hallway, kitchen, dining room, cellar, storage room and shop/retail frontage. The first floor landing/workspace leads to a spacious sitting room, bedroom and spacious bathroom. The second floor leads to four bedrooms

Outside, to the rear there is a an open courtyard style shared garden and there is on street parking.

- Beautiful Period End Terraced Home with Ground Floor Retail Unit
- Over 1900 Square Feet - Including over 400 Square Feet Shop/Retail Space
- Three Storey Accommodation - Versatile Space with Two Staircases
- Spacious First Floor Sitting Room, Landing/Workspace
- Shared Courtyard Rear Garden - On Street Parking
- Located in the Heart of the Highly Sought after Market Town of Melbourne
- Potential for Improvement & Redevelopment into Full Residential
- Shop Frontage, Entrance Hallway, Cellar, Dining Room, Kitchen & Store
- Four/Five Bedrooms & Spacious Bathroom
- No Chain Involved







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ROOM

LOCALITY & AMENITIES

Melbourne is a small and attractive Georgian market town set in a delightful part of South Derbyshire. It contains an excellent range of shops, boutiques, pubs and restaurants. There are many pleasant local attractions to visit including Melbourne Pool, Melbourne Hall and Calke Abbey.

Melbourne itself enjoys a high standard of amenities including the Sainsburys supermarket, Post Office, doctors surgery, dentist surgery and a wide range of quality public houses and restaurants including the Baytree and Amalfi White.

Melbourne is strategically well placed, being easily accessible to the East Midlands International Airport which is located just around 5 miles away and East Midlands Parkway Railway Station which is located around 7 miles away.

There is also excellent commuter, access to Derby, M42, M1 and A50 are all just the other side of Swarkestone Bridge. There is excellent access to various commercial and retail centres including Nottingham, Leicester and Birmingham along with a number of major road networks.

THE ACCOMMODATION

GROUND FLOOR

Shop

25'9 x 11'6 maximum (7.85m x 3.51m maximum)

Inner Hallway

4'10 x 2'10 (1.47m x 0.86m)

Hallway

9'7 x 9'4 (2.92m x 2.84m)

Kitchen

11'5 x 10'3 (3.48m x 3.12m)

Dining Room

12'8 x 10'10 (3.86m x 3.30m)

Store Room

9'5 x 9'2 (2.87m x 2.79m)

CELLAR

8'10 x 7'5 (2.69m x 2.26m)

FIRST FLOOR

Landing/Workspace

9'7 x 6'11 (2.92m x 2.11m)

Sitting Room

29'3 x 9'3 maximum (8.92m x 2.82m maximum)

Bedroom

10'11 x 9'9 (3.33m x 2.97m)

Bathroom

12'6 x 10'4 (3.81m x 3.15m)

SECOND FLOOR

Bedroom

15'2 x 12'4 (4.62m x 3.76m)

Bedroom

13'0 x 11'2 (3.96m x 3.40m)

Bedroom

12'8 x 10'4 (3.86m x 3.15m)

Bedroom

13'8 x 7'4 (4.17m x 2.24m)

Measured by Giraffe 360

The room measurements, floor areas and floor plans have been created using Giraffe 360. The room measurements and sizes are approximate and the actual sizes may vary.

OUTSIDE

Shared Courtyard Garden

Externally there is a shared courtyard garden. This is shared with four other properties and is accessed through the side passaged entrance from High Street.

On Street Parking

There is on street parking outside the property.

Council Tax Band - C

South Derbyshire District Council



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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Energy Performance Graph

