



**MELBOURNE**  
Sales & Lets

North Street, Melbourne, DE73 8FZ  
£184,950



To The Front

Ground Floor

Reception Room

Door to front, UPVC window to front, feature fireplace with wood burner, built in meter cupboard.

Living Area

UPVC window to rear, radiator, feature fireplace, built in original wood cupboard, storage cupboard.

Kitchen

Modern range of fitted cupboards, single drainer stainless steel sink unit, UPVC window to side, plumbing for washing machine, room for double fridge, stand alone electric cooker and hob, worktops, laminate flooring, door to side.

First Floor

Landing

Radiator to side.

Bedroom One

Radiator, UPVC window to the front, built in cupboard with access to loft.

Bedroom Two

UPVC window to rear, radiator.

Bathroom

Pedestal wash hand basin, low level W/C, panelled bath with electric shower over, part tiled to walls, UPVC window to rear, HYCO wall heater, cupboard with boiler, radiator.

Tenure

Freehold

Council Tax Band

South Derbyshire District Council

Council Tax Band : B

Viewings

Please contact David, Julie or Henry 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 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.

