



MELBOURNE
Sales & Lets

Tivey Way, Derby, DE73 8JS
Asking Price £249,950

To the front

Ground Floor

Lounge

UPVC double glazed window to the front, radiator to the front, UPVC double glazed bi-folding doors to the rear, radiator to the side, door to the front.

Kitchen/ Diner

Fitted kitchen, UPVC double glazed window to the front, door to rear garden, radiator to the side, door to the downstairs W/C, built in fridge freezer, oven, hob, extractor and dishwasher. Free standing washing machine.

Downstairs W/C

Low level toilet, wash hand basin and tap, radiator to the rear, UPVC double glazed obscure window to the rear.

First Floor

Landing

UPVC double glazed window to the rear, radiator to the rear, loft access, door to boiler cupboard.

Main Bedroom

UPVC double glazed windows to the front, radiator to the front, built in wardrobe.

Four piece bathroom suite

UPVC double glazed window to the rear, radiator to the side, low level toilet, wash hand basin with tap, corner shower tiled inside, bath, part tiled to walls throughout the bathroom.

Bedroom Two

Radiator to front, window to front.

Garden

Gate access to parking space.

Parking spaces

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : C

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.
All viewings are by appointment only.

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 us, 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

Hours Of Business MS

Our office is open Monday to Friday 9am - 5.30pm
Saturday 10am - 3:30pm.

