

# MELBOURNE

## Sales & Lets



## Crawley Way, Chellaston, DE73 6XB

### 50% Shared Ownership £97,500

Nestled in the charming area of Chellaston, Derbyshire, this delightful semi-detached house on Crawley Way presents an excellent opportunity for those seeking a modern home with shared ownership. Boasting two well-proportioned bedrooms, this property is ideal for first-time buyers or small families looking for a comfortable living space.

Upon entering, you are welcomed into a bright reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The property features a contemporary bathroom, ensuring convenience and comfort for its residents.

The modern kitchen is equipped with essential amenities, making it a practical space for culinary enthusiasts. With gas central heating and UPVC double glazing, the home promises energy efficiency and warmth throughout the year.

Outside, the property benefits from parking for two vehicles, a valuable asset in this desirable location. The shared ownership aspect allows for a more accessible entry into the housing market, making this home an attractive proposition for those looking to invest in their future.

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Entrance Hallway



Door to the front and radiator,

Kitchen



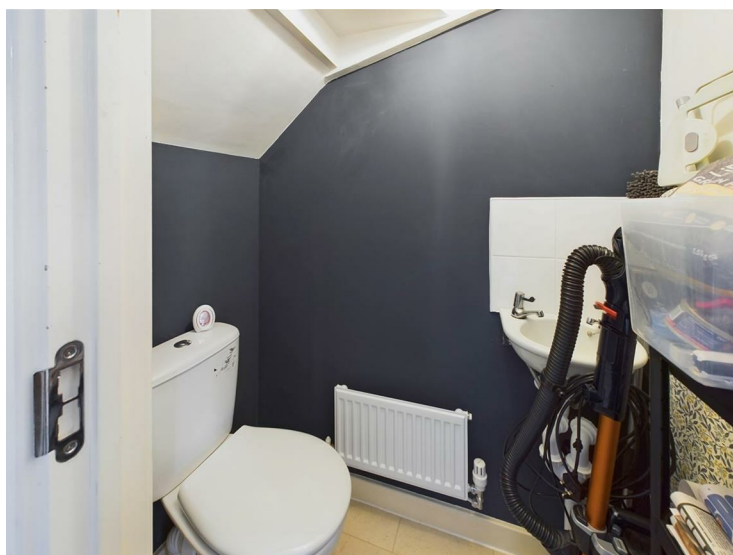
Upvc window to the front, an extensive modern range of fitted cupboards and worktops, built-in oven, hob with extractor over, single drainer sink, central heating boiler and there is plumbing for a washing machine,

Lounge



Upvc French doors to the rear garden, radiator, ethanol burning stove,

Downstairs WC



Low flush wc, wash hand basin extractor fan and radiator,

First Floor



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## Landing



Loft access, Radiator.

## Bedroom One



Upvc window to the rear and radiator.

## Bedroom Two



two windows to the front and radiator.

## Bathroom



Three piece bathroom suite having shower above the bath.

## Tenure

Leasehold - 50% Shared Ownership  
118 Year's Remain Lease, End Date 24/6/2143

Ground Rent = TBC  
Service Charge = TBC

Monthly Rent Payable = TBC

## Council Tax Band

South Derbyshire 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.

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## 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.

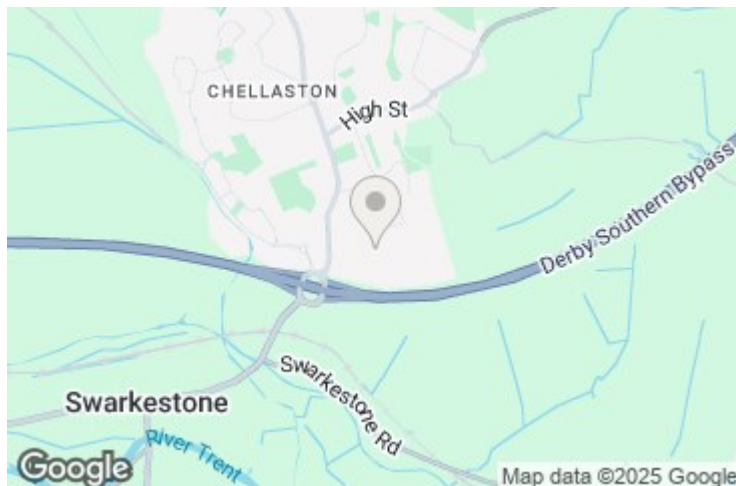
## General Note

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

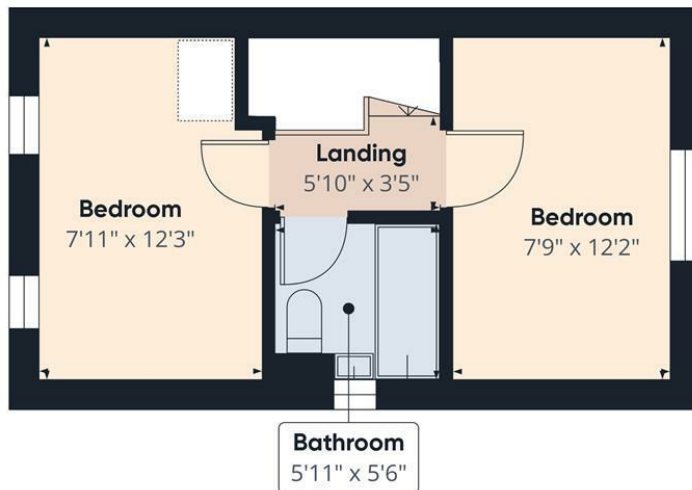
Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

498.68 ft<sup>2</sup>

Reduced headroom

8.83 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

