

# MELBOURNE

## Sales & Lets



## Potter Street, Melbourne, DE73 8LQ

### £384,950

A well-presented three-bedroom, two-bathroom townhouse located on The Mews, Potter Street, Melbourne.

The property offers spacious and versatile accommodation arranged over three floors. The ground floor comprises an entrance hall, a comfortable lounge, a fitted kitchen, and a separate dining room leading through to a bright conservatory overlooking the rear garden.

Upstairs, the property features three good-sized bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The property also offers ample built-in storage throughout.

Externally, there is a private rear garden, a car port, and additional off-road parking.

Situated in a quiet and well-maintained development, The Mews provides convenient access to Melbourne's town centre, local shops, highly regarded schools, and attractive countryside walks.

Early viewing is recommended.

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## Entrance Hall

The entrance hall features a radiator to the side and under-stair storage.

## Kitchen

The kitchen offers a range of base units and is part tiled throughout. There is a double-glazed window to the rear, a one and a half bowl sink and drainer, a built-in fridge freezer, a built-in gas hob with hob hood, electric oven and microwave.

## Dining Room

The dining room includes a radiator to the front and double glazed bifold doors leading to the conservatory.

## Conservatory

The conservatory features a double glazed wooden door to the rear garden and a Dimplex electric heater to the side.

## Lounge

The lounge is fitted with a radiator to the rear, a double glazed window to the front, and an electric feature fireplace.

## First Floor

### Landing

The landing has a smoke alarm fitted to the ceiling, a storage cupboard, a radiator to the front, and a double glazed window to the front.

### Bathroom

The bathroom is fitted with a radiator to the side, a window to the rear, a panel bath with thermostatic shower and mixer taps, a wash hand basin, and a toilet.

### Bedroom One

Bedroom one has a radiator to the rear and a single glazed window overlooking the rear.

### Main Bedroom

The main bedroom features a radiator to the front, a double glazed window to the front, and built-in cupboard and wardrobe space.

### En Suite (to Main Bedroom)

The en suite comprises a wash hand basin, a toilet and cistern, a shower cubicle with electric shower, and an extractor fan.

## Second Floor

### Landing

The second floor landing is fitted with a smoke alarm to the ceiling.

### Study

The storage room has a radiator to the side, a Velux style window to the rear, a Viessmann combi boiler, and a carbon monoxide alarm.

### Bedroom Three

Bedroom three features two Velux windows to the rear, a radiator to the rear, and four built-in storage compartments to the front and rear.

## Rear Garden

Shed to rear.

## Tenure

Freehold

## Council Tax Band

South Derbyshire Council

Council Tax Band : D

## 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

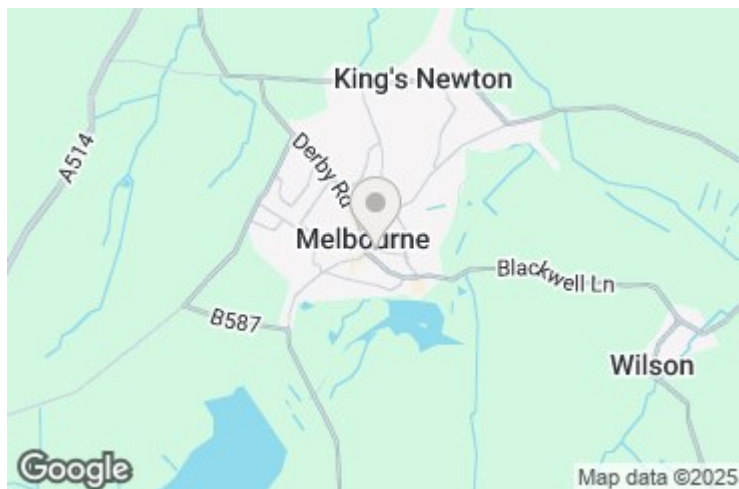
## Hours Of Business

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

Saturday 10am - 3:30pm.



## Potter Street, Melbourne, DE73 8LQ





Floor 0



Floor 1



Floor 2

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

1268.41 ft<sup>2</sup>

Reduced headroom

49.86 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 are based on RICS IPMS 3C standard.

GIRAFFE360

#### Energy Efficiency Rating

