

MELBOURNE

Sales & Lets



Station Road, Melbourne, DE73 8EB

£257,500

Melbourne Sales & Lets presents Station Road in Melbourne, Derbyshire, this delightful two-bedroom semi-detached home offers comfortable living with a touch of character. Boasting a bright entrance hall, a spacious lounge and a high spec fitted kitchen. To the first floor accommodation comprises of two double bedrooms and a high spec bathroom. The property is ideal for first-time buyers, downsizers, or investors alike.

A generous 110ft landscape rear garden along with the added convenience of off-road parking for two vehicles and a single garage. With easy access to local amenities, this home perfectly combines village charm with everyday convenience.

Viewing is strongly advised.

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Entrance Hall

UPVC double-glazed front door with side window, radiator, doorway to living areas.

Lounge/Diner

Two radiators to the side, UPVC double-glazed patio doors opening onto the rear garden, wall-mounted thermostat.

Kitchen

Fitted with a range of base and wall units, UPVC double-glazed window to the rear, radiator to the side, single bowl sink and drainer, built-in microwave, induction hob with extractor hood, new Bosch electric oven, Vaillant Combi boiler, and integrated fridge.

First Floor

Landing

Airing cupboard, loft hatch with pull down steps, lighting, part boarded and insulated.

Bathroom

High spec bathroom comprising a panelled bath with built in shower attachment, hot and cold taps, vanity wash basin with cupboard above, low-level WC, UPVC double-glazed window to the rear, and radiator to the side.

Bedroom One

Radiator to the front, UPVC double-glazed window to the front, new plantation shutters, built-in double wardrobe, and additional storage cupboard above the stairs.

Bedroom Two

UPVC double-glazed window to the rear, radiator, and built-in double wardrobe, new carpet.

Outside

Rear Garden

Newly fitted porcelain tiled patio area, greenhouse, shed with own fuse box, and an additional composite decking seating area, garden lighting, fully landscaped.

Front Garden

Driveway providing off-road parking for two vehicle and access to a single garage which has electrics and additional overhead storage.

Tenure

Freehold

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.

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

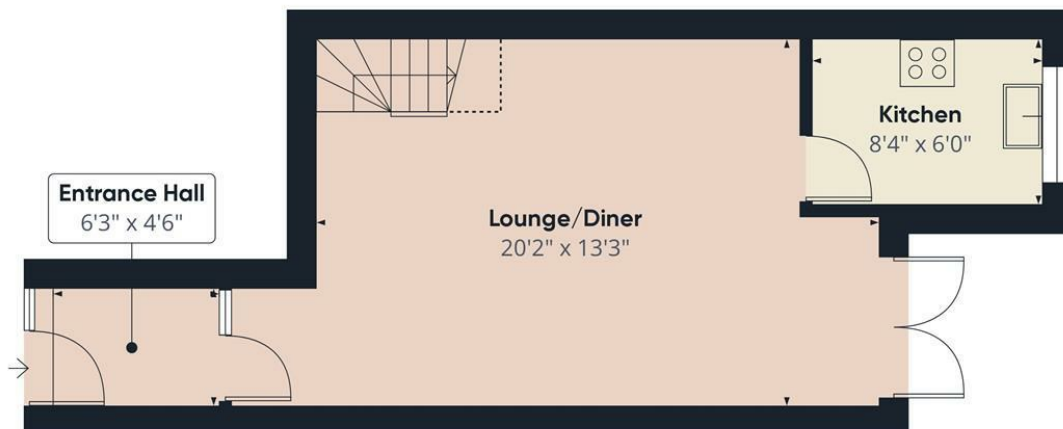
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection 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⁽¹⁾

644.88 ft²

Reduced headroom

7.61 ft²

(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

