



MELBOURNE
Sales & Lets

80 Commerce Street, Derby, DE73 8FT
Asking Price £750,000

Entrance Hall

Door to the front and stairs lead off.

Downstairs W.C

Low flush W.C and vanity wash hand basin.

Snug

Bay window to the front feature fireplace with multi fuel burner.

Family/Dining Room

With double bi-fold doors to the rear garden.

Contemporary fitted kitchen

With a great range of modern fitted cupboards and draws with an abundance of quartz worktops and upstands. Undermounted sink with mono block tap, induction hob with self circulating extraction unit above. Integrated double oven, microwave, dishwasher and fridge freezer. Integrated wine cooler, washing machine and Porcelanosa floor tiles with under floor heating.

Utility Room

Professionally designed with a modern range of fitted cupboards and quartz worktops, undermounted sink with monoblock taps.

First Floor

Spacious and contemporary landing with oak balustrade and glass.

Bedroom One

UPVC window to the front and rear, dressing area and radiator.

En Suite

Low flush W.C, vanity wash hand basin separate shower cubicle with fitted mains drench style shower, Porcelanosa tiled floors and walls with under floor heating.

Bredroom two

With a window to the front and radiator.

En Suite

Low level W.C, wash hand basin, shower cubicle with mains fitted shower Porcelanosa tiled floor with under floor heating and walls.

Bedroom three

With bay window to the front.

Family Bathroom

Sanitary ware with vanity unit and a concealed cistern, Porcelanosa tiled floor and walls, Panelled bath.

Second Floor

Spacious landing with glass and chrome.

Bedroom four

There is some restricted headroom with sloping ceiling. window to the front and a velux style window to the rear.

Bedroom five

With a window to the front.

Bathroom

Window to the rear, panelled bath low level W.C and vanity wash hand basin, separate shower cubicle with mains shower.

Outside

An enclosed rear garden with closed border fence, landscaped garden with lighting. Outside tap and electrical socket. Superb patio area.

The shared Courtyard area is approached via electric gates, this area will be owned by the management company comprising of the owners of each plot with a small annual charge to be confirmed covering outside lighting and maintenance.

Single Garage

With storage and electric vehicle charging point.

Driveway space

To the front of the garage is vehicle parking space.

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : TBC

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.

