

MELBOURNE

Sales & Lets



Commerce Street, Melbourne, DE73 8FT

£355,000

A beautiful three-bedroom character home offering spacious accommodation arranged over three floors. Benefiting from gas central heating and UPVC double glazing throughout.

The property comprises an entrance hallway, a cellar, a separate dining room, a cosy lounge, and a fitted kitchen. The first floor features two generous bedrooms and a well-appointed family bathroom, with a third bedroom located on the second floor.

Outside, the home occupies a substantial plot with a large double-width driveway providing off-road parking for up to four vehicles. To the rear is a long garden with a vegetable plot and an outside WC.

Viewing is essential. Priced to sell!

Commerce Street, Melbourne, DE73 8FT

Entrance Hallway

Door to the front, tiled floor and radiator.

Lounge

Feature fireplace, two radiators and UPVC window to the front.

Cellar

A useful utility area with plumbing for a washing machine and radiator.

Seperate Dining Room

UPVC double glazed window to the rear, multi fuel burner radiator and beamed ceiling.

Fitted Kitchen

With an extensive modern range of fitted cupboards and worktops, single drainer sink unit, UPVC window to the side and door to the side.

First Floor

Lobby landing; radiator.

Family Bathroom

Three piece suite comprising, panelled bath with mains shower low level WC and pedestal wash hand basin, towel radiator, tiled floor, built in cupboard with Worcester central heating boiler.

Bedroom One

Two UPVC windows to the front and radiator.

Bedroom Two

UPVC window to the rear and radiator.

Second Floor

Loft Room, radiator, Velux style window to the rear and ample eves storage.

Outside

Long rear garden, patio area, decked area, lawn with flowering and shrub borders, outside WC, and brick store, outside tap and light, agents note, a side pedestrian access exists for the neighbouring property. A further vegetable garden exists to the rear. Double width side driveway - off road parking for up to four vehicles.

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.

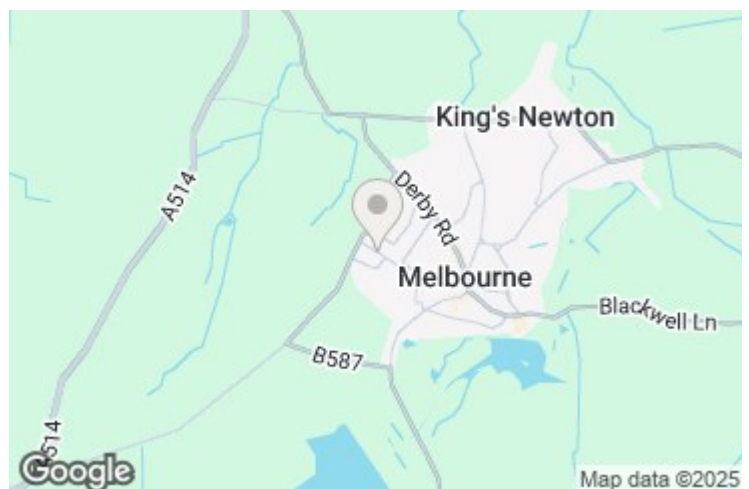
General Note

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 -1



Floor 0

Approximate total area¹⁾

929 ft²

Reduced headroom

49 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Floor 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		