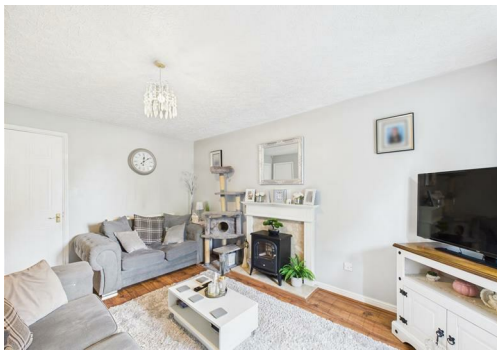


MELBOURNE

Sales & Lets



Jubilee Close, Melbourne, DE73 8GR

£214,950

Melbourne Sales & Lets would like to offer you this well presented two bedroom mid townhouse within walking distance of Melbourne village and its amenities.

Accommodation comprising of a comfortable lounge, fitted kitchen/diner. Following up to the first floor is two bedrooms and a family bathroom. Outside features an enclosed rear garden and off-road parking with a lawned front.

This property is Ideal for first-time buyers, couples, young families or investors.

Viewing recommended!

Jubilee Close, Melbourne, DE73 8GR

To The Front

Lawned frontage with shrubbery and stone steps leading to the front door.

Entrance Hall

Door to the front, radiator to the side.

Lounge

Bay window to the front, electric feature fireplace, radiator to the side and under stair storage.

Kitchen/Diner

Range of fitted base and wall units, built in Indesit oven and hob, hob hood. Boiler, window to rear, radiator to front and a door to the rear garden.

First Floor

Landing

Loft hatch.

Principle Bedroom

Two windows to the front, radiator to the front, airing cupboard housing the hot water tank and a built in double wardrobe.

Bedroom Two

Window to the rear and a radiator to the side.

Bathroom

Radiator to the side, porcelain wash hand basin with hot & cold taps, porcelain toilet with cistern, bath with hot & cold taps plus a shower attachment and a window to the rear.

Rear Garden

Lawned enclosed garden, wood shed to the rear, rear access to car park and bin storage.

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : C

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.

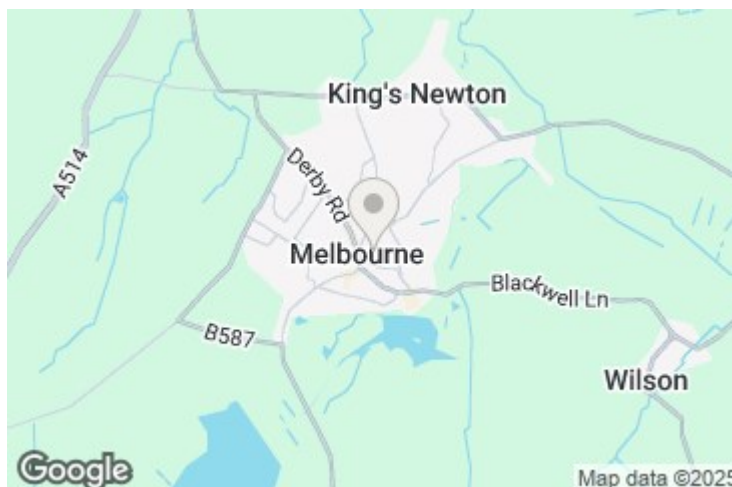
General Note

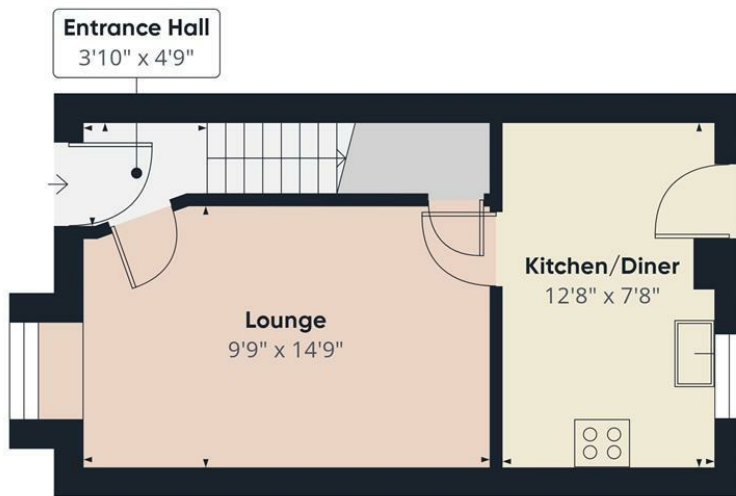
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection 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⁾
552 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

