

MELBOURNE

Sales & Lets



Victoria Street, Derby, DE73 8FQ

£375,000

Extended and beautifully presented three-bedroom, three-storey terraced home, ideally situated within walking distance of all local amenities in Melbourne. The property benefits from gas central heating, double-glazed windows, a combi boiler installed in 2023, and new radiators fitted in October 2025. In 2025, the attic was converted to create an additional useable (non-habitable) space, currently utilised as a home office.

Completed and refurbished under the direction of a renowned interior designer, the accommodation comprises of entrance hallway giving access to a welcoming lounge with feature gas fire, an impressive open-plan kitchen/living/dining area, WC, and a useful storage area spanning the length of the property. From the open-plan living area, there is also access to the cellar.

To the first floor are three well-proportioned bedrooms and a modern four-piece family bathroom. From the landing, stairs lead to the versatile converted attic room, currently used as a home office but offering a range of potential uses for the incoming purchaser.

Externally, the property enjoys a split-level rear garden, featuring well-stocked borders and a raised decked seating area overlooking a charming pond—perfect for relaxing or entertaining.

Early viewing is highly recommended. Contact us today to arrange your appointment.

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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.

Call us today to book your appointment.

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 property.

Hours Of Business

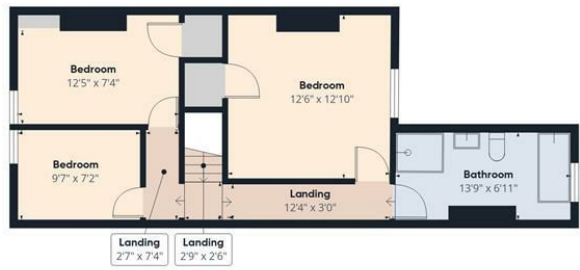
Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Floor 0



Floor 1



Floor 2

Approximate total area¹⁾
1341 ft²
Reduced headroom
67 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

