

MELBOURNE

Sales & Lets



Station Road, Derbyshire, DE73 8EB

Offers Over £175,000

We are delighted to present this charming terraced property on Station Road, offered for sale in the popular location of Melbourne. Available with no onward chain, this home is an ideal purchase for first-time buyers or investors alike.

The property retains many original features and comprises a welcoming lounge and a kitchen on the ground floor, with the kitchen featuring a stable door opening onto the rear garden.

Upstairs, there is a spacious bedroom and a bathroom fitted with a freestanding bath, WC, wash hand basin, and shower cubicle. There is also potential for an incoming buyer to reconfigure the first-floor layout to create an additional bedroom, subject to requirements.

Externally, the property boasts a good-sized enclosed rear garden with two brick-built outhouses at the far end. On-street parking is available to the front.

A property not to be missed — contact us today for more information or to arrange a viewing!

Station Road, Derbyshire, DE73 8EB

Tenure
Freehold

Council Tax Band
South Derbyshire

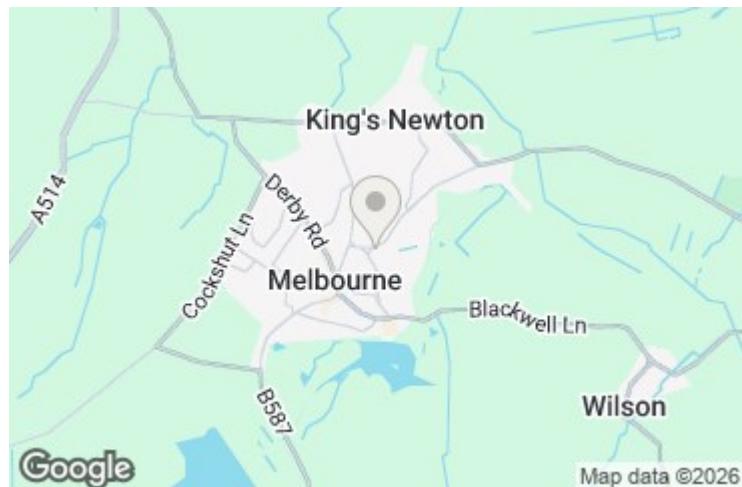
Council Tax Band : B

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.



Approximate total area⁽¹⁾

475 ft²

Floor 0



(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 1

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