

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

34 George Street, Melbourne, Derby, DE73 8GD

£215,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- No Upward Chain
- Two Reception Rooms
- Rear Garden
- Council Tax Band\*: B
- Two Double Bedrooms
- End Terrace House
- Village Setting
- Price: £215,000

## Overview

OFFERED WITH NO UPWARD CHAIN this TWO BEDROOM END TERRACE HOUSE offers two double bedrooms and two generously proportioned reception rooms to the ground floor and occupies a sought after location within the popular commuter village of Melbourne. In brief the property comprises: lounge, dining room and kitchen to the ground floor with stairs rising to the first floor granting access to two bedrooms and the family bathroom respectively and having a garden to rear. Don't miss out the chance to transform this dated gem into your dream home. Contact us today to arrange a viewing and explore the possibilities that await this charming abode. EPC RATING F.

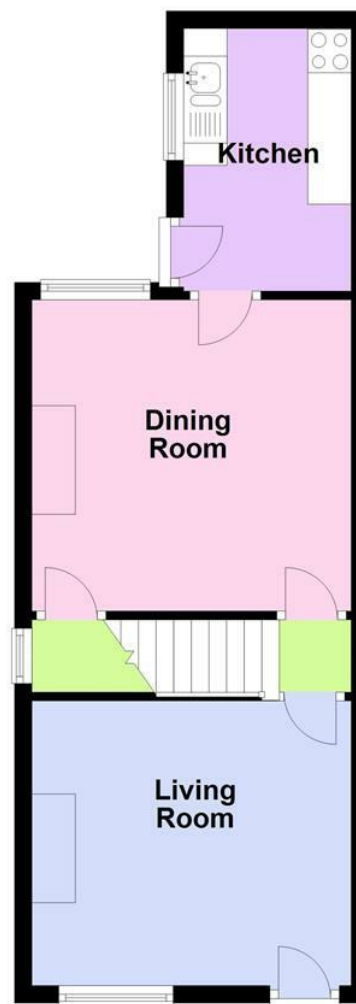
## Location\*\*

Melbourne is a fantastic location being within easy walking distance of all Melbourne's excellent local shops including convenience stores, independent food shops, delicatessens, coffee shops, restaurants and pubs. Melbourne is also well placed for ease of access into Derby city centre (8 miles) and the midlands motorway network with the A38, A50, M42 & M1 all within 10 minutes drive, together with East Midlands airport and East Midlands Parkway railway station.



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

### Ground Floor



### First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Lounge

12'11" x 10'9" (3.94m x 3.28m)

Entered through uPVC front door with adjacent uPVC double glazed window and having a wall mounted gas fired fireplace.

#### Dining Room

12'0" x 11'9" (3.66m x 3.58m)

Having access to under stairs storage and having stairs rising to the first floor with uPVC double glazed window to rear and wall mounted electric fireplace.

#### Kitchen

6'4" x 9'11" (1.93m x 3.02m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a one and a half bowl sink and drainer unit with swan neck mixer tap, having space and plumbing for appliances with part tiled walls, uPVC double glazed window to side and having uPVC door accessing rear garden.

### FIRST FLOOR

#### Bedroom One

12'1" x 12'0" (3.68m x 3.66m)

Having uPVC double glazed window to rear and giving way to the family bathroom.

#### Family Bathroom

6'4" x 9'0" (1.93m x 2.74m)

This three piece suite comprises; a low level w.c, pedestal wash hand basin with panel bath and shower over with part tiled walls, opaque uPVC double glazed window to side and having airing cupboard housing the gas fired central heating boiler.

#### Bedroom Two

12'1" x 11'0" (3.68m x 3.35m)

Having uPVC double glazed window to front with access to over stairs storage.

### OUTSIDE

#### Rear Garden

Having a courtyard with an outhouse housing a high flush w.c with wall lighting and lawn to the rear with shared block paved pathway accessing the rear garden and having a timber framed shed.



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>36</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

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## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01530 838338



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