



The Woodlands, Melbourne

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£210,000



Key Features

- Two Bedroomed Mid Terraced Home
- Fitted Kitchen
- Spacious Lounge/Diner
- Two Good Sized Bedrooms
- Three Piece Family Bathroom
- Off Road Parking | Garage
- EPC rating U
- Freehold





CALLING ALL INVESTORS/FIRST TIME BUYERS Set in a pleasant cul-de-sac location this well-presented two-bedroomed mid terraced house is within easy reach of the local schools and village centre shops and amenities - well worth viewing. An ideal home for a first time buyer, young family, or maybe someone downsizing from a larger property. A look inside reveals: an entrance hallway, fitted kitchen, spacious lounge/diner, two bedrooms and a bathroom. To the side of the property there's a garage providing useful additional space. There is also off road parking and the garden to the rear which is mainly laid to lawn with a patio seating area. Viewing is highly recommended!

MELBOURNE - THE LOCATION

MELBOURNE (the name means 'mill on the brook' or 'a mill stream') is a small attractive Georgian market town in a delightful part of South Derbyshire set in rolling countryside and is situated midway between the major city of Derby in the north and the bustling town of Ashby-de-la-Zouch in the south. The town contains a wide range of shops, pubs and restaurants and there are several good schools in the area. The property has good access to the A50, the M1 and M42 motorways, making it within easy reach of many Midland towns and cities.

ACCOMMODATION IN DETAIL

ENTRANCE HALLWAY

With a tiled floor, a radiator, an understairs storage cupboard, stairs to the first floor accommodation and doors to the kitchen and lounge/diner.

FITTED KITCHEN 2.44m x 1.88m

Fitted with a range of base and drawer units with matching wall cupboards, rolled edge worktops, an inset sink and drainer with a mixer tap over, an freestanding gas oven with a four ring gas hob and an extractor hood overhead. Other features include space and plumbing for a washing machine and fridge freezer, a tiled floor and a UPVC double glazed front window.

SPACIOUS LOUNGE/DINER 4.34m x 3.73m

A good sized room with ample space for furniture including a dining table to one corner. A radiator, TV aerial point, double doors to the rear garden and a UPVC double glazed rear window.

FIRST FLOOR ACCOMMODATION

LANDING

There is a loft access hatch, a built-in storage cupboard housing the boiler and a doors to the bedrooms and bathroom.

BEDROOM ONE 3.73m x 2.84m

A good sized bedroom with space for furniture, a radiator and a UPVC double glazed rear window overlooking the garden.

BEDROOM TWO 2.87m x 2.23m

With a built-in storage cupboard, radiator and a UPVC double glazed front window.

THREE PIECE BATHROOM

Comprising: a panelled bath with a wall mounted shower overhead, a pedestal wash hand basin and a dual flush toilet. A chrome ladder towel rail, tiled walls and an extractor fan.



OUTSIDE

FRONT ELEVATION

There is off road parking for at least four cars in front of the garage on the drive.

LAWNED REAR GARDEN

The garden is mainly laid to lawn with a paved patio seating area and timber fenced boundaries.

AND FINALLY...

With a side courtesy door and an up and over front door.

COUNCIL TAX BAND:

The property is believed to be in council tax band: B

HOW TO GET THERE:

Postcode for sat navs: DE73 8DQ

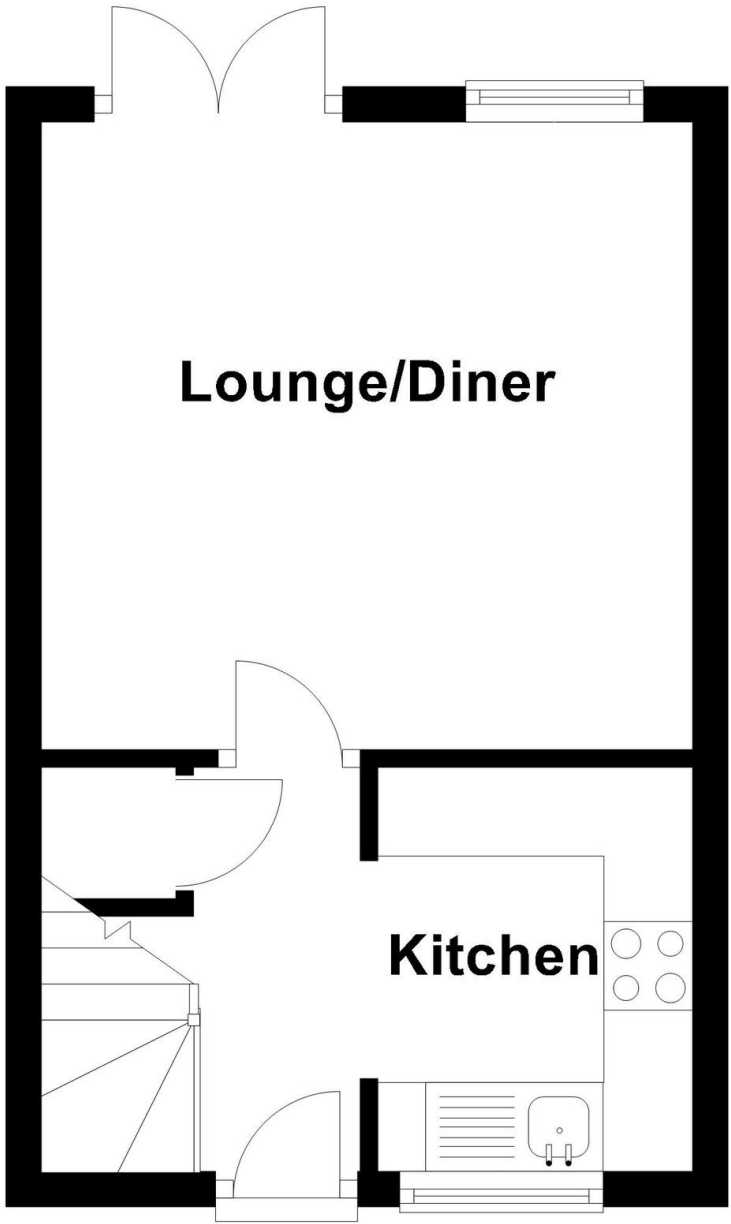
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Ground Floor



First Floor

