



George Street, Melbourne

 3  2  1

£295,000



Key Features

- A Generous Three Bedroomed Three Storey Family Home
- Bright and Airy Lounge
- Fitted Kitchen/Diner
- Cloakroom/W.C
- Master Bedroom + En Suite Shower Room
- Two Further Double Bedrooms
- EPC rating C





NO UPWARD CHAIN* An impressive three bedroomed three storey town house ideal located close to Melbourne town centre. This property benefits from generous accommodation spread over three floors, courtyard garden and off-road parking for two cars. Take a look inside this modern townhouse: an entrance hallway, bright & airy lounge with a feature fireplace, fitted kitchen/diner and a cloakroom/w.c. On the first floor:- two double bedrooms, a study/nursery and a family bathroom. On the second floor:- a generous master bedroom with a en-suite shower room and fitted wardrobes. There's off-road parking for at least two cars, and a low maintenance courtyard garden.

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

BRIGHT and AIRY LOUNGE 4.85 x 3.92

FITTED KITCHEN/DINER 5.26 x 2.75

CLOAKROOM/W.C

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM TWO 4.26 x 3.17

BEDROOM THREE 3.12 x 2.65

STUDY/NURSERY 2.05 x 1.68

FAMILY BATHROOM 2.68 x 2.03

SECOND FLOOR ACCOMMODATION

LANDING

MASTER BEDROOM 5.84 x 3.77

EN SUITE SHOWER ROOM 2.52 x 1.89

OUTSIDE

FRONT ELEVATION

LOW MAINTENANCE REAR GARDEN

AND FINALLY...

COUNCIL TAX BAND:

The property is believed to be in council tax band: 'D'

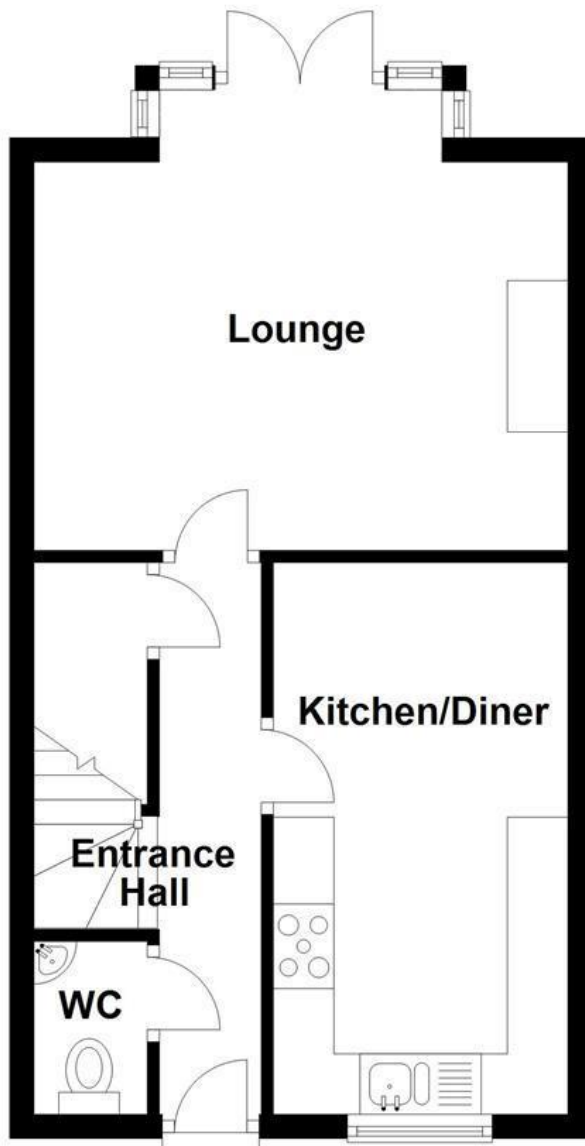
HOW TO GET THERE

Postcode for sat navs: DE73 8FS

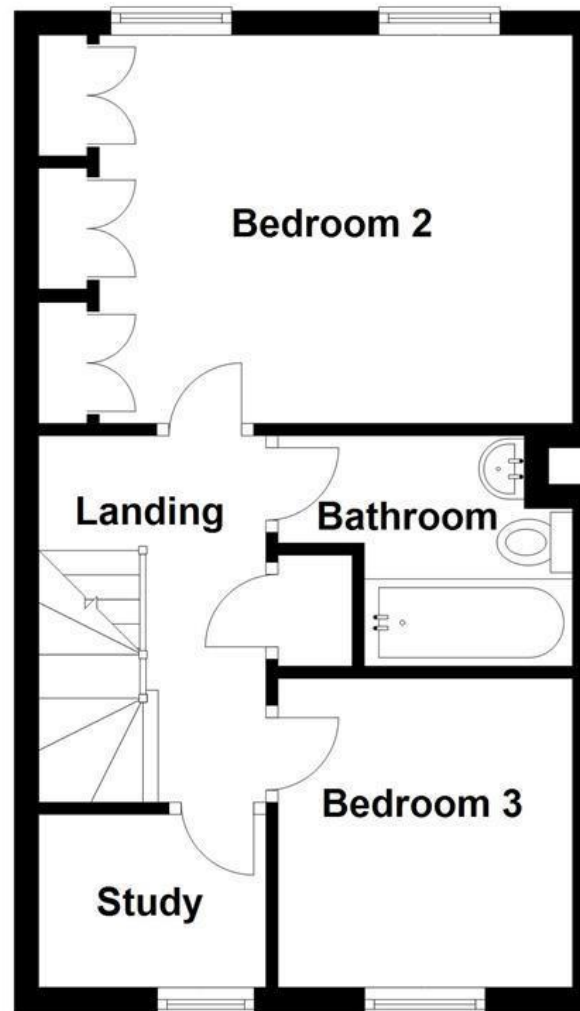
PLEASE NOTE:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Ground Floor



First Floor



Second Floor

