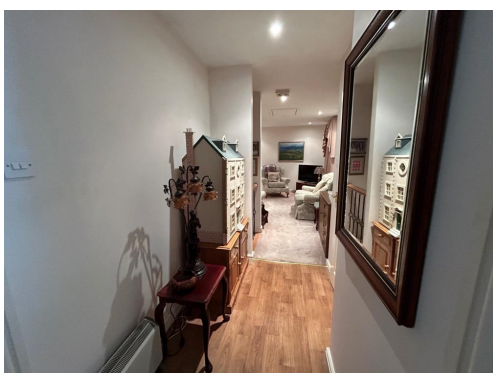




Market Place
Melbourne Derby



Property Description

A two-storey grade 2 listed period property situated in the very heart of Melbourne village with useful brick outbuildings and courtyard patio area. The property has been reconfigured to the ground floor and now offers a superb opportunity for buyers to create their ideal accommodation subject to individual requirements. To the first floor the property comprises a spacious one-bedroom flat with generous living room, kitchen, bathroom and double bedroom. Outside the property is approached off Market place and has a right of way over the courtyard to the front leading to the property entrance door. A two-meter width boundary leads around the front of the property offering outside seating/patio garden area. The two useful brick stores have light and power and offer an opportunity to extend the ground floor living area or re-develop/change of use (subject to planning permission and listed buildings consent. Viewing is strictly by appointment with Ashley Adams on 01332 865568.

Ground Floor

Panelled entrance door leads in to hallway area with stairs off to the first floor.

Potential Lounge Area

17' 5" approx x 8' 6" approx (5.31m approx x 2.59m approx)

This area was re-configured by the current vendors to provide an extension to the adjoining Bay Tree restaurant and now offers a superb opportunity for buyers to reconfigure to their individual requirements.

Kitchen Area

9' 4" x 11' 1" (2.84m x 3.38m)

With window to the front elevation and offers potential for refurbishment or re-configuration.

First Floor

Landing area which leads in to:-

First Floor Flat

Lounge

16' 11" x 10' 5" (5.16m x 3.17m)

Two single glazed windows to the front elevation, feature fireplace incorporating electric log effect fireplace, inset spotlights to the ceiling, loft access, partially boarded out loft area, panelled door off to:-

Bedroom

9' 9" x 11' 7" (2.97m x 3.53m)

Having a range of fitted furniture - one double and one single wardrobe, matching overhead cupboards, attached display panels, single glazed window to the front elevation, inset spotlights and fan light to the ceiling.

Inner Landing Area

Having open book shelving and panelled door giving access to a storage closet with hanging rail and shelving for ease of storage. Further panelled door off to:-

Kitchen

9' 5" x 7' 11" (2.87m x 2.41m)

Having a range of matching base and wall units with roll edge laminated work surfaces over, single drainer stainless steel sink unit with chrome mixer tap over, ceramic tiled splashbacks, ceramic tiled flooring, plumbing and space for an automatic washing machine, space for electric cooker, space for a fridge, fitted extractor fan over, window to the front elevation, inset spotlights to the ceiling.

Shower Room

Having a modern three-piece white suite comprising corner glazed shower cubicle with a Triton electric shower over, bifold glazed door, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, walls are ceramic tiled, inset spotlights to the ceiling, ceramic tiled flooring, extractor fan.

Outside

The property has a two-meter-wide boundary around the front which provides a patio seating area and two useful brick outbuildings.

Brick Outbuilding One

6' 5" x 10' (1.96m x 3.05m)

Double door fronted, sloping poly carbonate roof and blue brick flooring.

Brick Outbuilding Two

7' 8" x 10' 8" (2.34m x 3.25m)

Single door access, light and power.

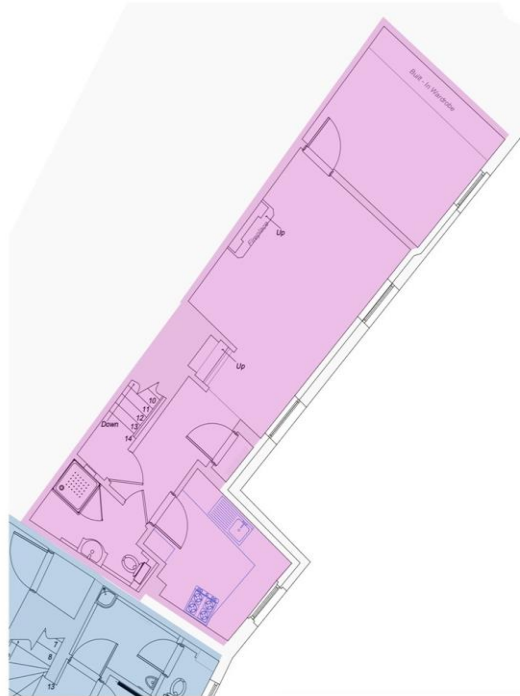






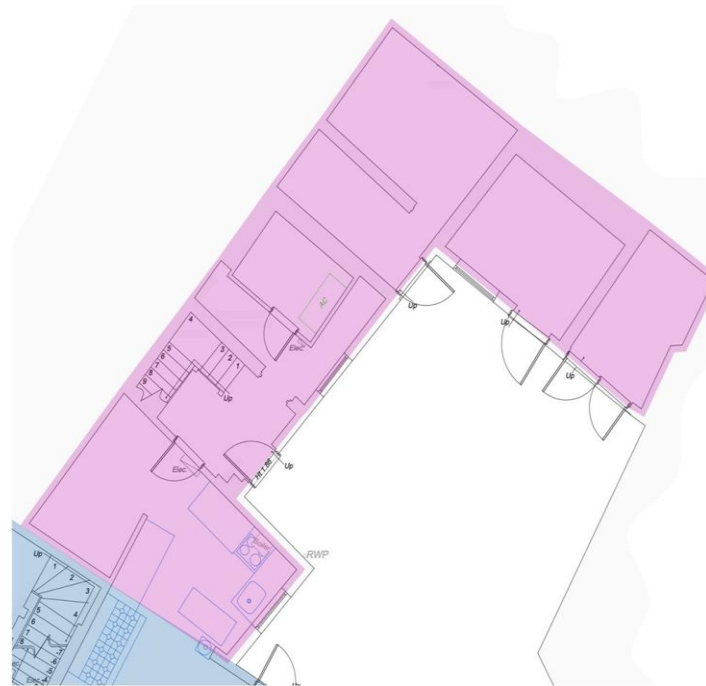
2 FIRST FLOOR PLAN

Scale: 1:50



1 GROUND FLOOR PLAN

Scale: 1:50



GROUND FLOOR GIA = 60m²

FIRST FLOOR GIA = 43m²

TOTAL GIA = 103m²

To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
DERBY DE73 8DS

Tenure:Freehold

EPC Rating: Exempt

check out more properties at ashleyadams.co.uk



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Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

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