



Sweet Leys Way
Melbourne DERBY



Property Description

A well presented 3 bedroom modern end town house, with gas fired central heating system and upvc double glazing. The property was constructed by Davidsons and is offered as a 50% shared ownership with the rental amount payable being £447.18 pcm. In brief the accommodation comprises: - Entrance hall, lounge, kitchen/diner, rear lobby, cloaks/wc. To the first floor are three well proportioned bedrooms and family bathroom. Outside the property has an enclosed rear garden and parking for two vehicles to the rear.

Entrance

Front panelled entrance door with inset opaque double glazed panels leading to:-

Entrance Hall

Having stairs off to the first floor, central heating radiator, wall mounted fuse box, panelled door off to:-

Lounge

15' 8" x 11' 9" (4.78m x 3.58m)
Having a double glazed UPVC window to the front elevation, central heating radiator, ornamental fireplace featuring marble effect hearth and surround, panelled door off to:-

Kitchen/Diner

13' 5" Minimum plus door recess x 10' 8" (4.09m Minimum plus door recess x 3.25m)
Having a range of matching base and wall units with roll edged laminated work surfaces and matching upstands, single drainer, one and a quarter bowl stainless steel sink unit with chrome mixer tap over, plumbing and space for automatic washing machine, integrated Electrolux electric fan assisted oven, four burner gas hob, extractor hood. Fitted to a full height unit is the Worcester boiler providing domestic hot water and central heating, ceramic tiled splashbacks, UPVC double glazed window to the rear elevation with fitted window blinds, central heating radiator, laminate ceramic tile effect flooring, SMEG free standing dishwasher to be included, dining area. Panelled door off to:-

Walk In Pantry/Utility Area

Plumbing and a free standing washing machine to be included in the selling price, shelved out unit for storage, light. Panelled door off the kitchen to:-

Rear Lobby

Timber double glazed door to the rear giving access to the rear garden, central heating radiator, further panelled door off to:-

Cloaks/Wc

Having a two piece white suite comprising low level WC, wash hand basin, central heating radiator, ceramic tiled splashback, extractor fan, ceramic tiled flooring.

First Floor Landing

Having central heating radiator, loft access to loft space with power.

Bedroom One

15' 4" x 8' 4" (4.67m x 2.54m)
Having UPVC double glazed window to the rear elevation, central heating radiator.

Bedroom Two

13' 10" x 8' 3" (4.22m x 2.51m)
Having UPVC double glazed window to the front elevation, central heating radiator.

Bedroom Three

11' 2" x 6' 10" (3.40m x 2.08m)
Having UPVC double glazed window to the rear elevation, central heating radiator.

Bathroom

Having a three piece modern white suite comprising panelled bath with Triton electric shower over the bath, glazed shower screen, pedestal wash hand basin with chrome mixer tap and low level WC, central heating radiator, part ceramic tiled walls, extractor fan, UPVC double glazed opaque window to the front, shaver point, vinyl floor covering.

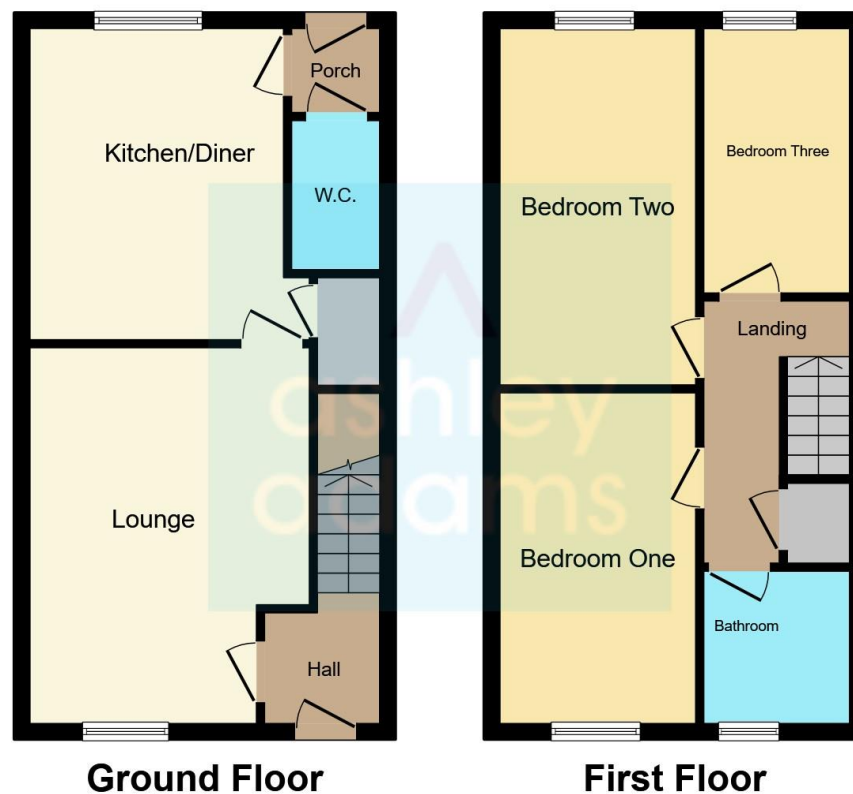
Outside

To the front of the property is a low maintenance fore garden, side shared tarmac drive leads to a parking area with allocated parking for two vehicles. To the rear is an enclosed well landscaped garden with block paved paths and patio, shaped lawn an raised borders.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Ashley Adams on

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Tenure:Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2011.
 Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

EPC Rating: C

view this property online ashleyadams.co.uk/Property/MEL205297



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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