



Hope Street
Melbourne Derby

ashley
adams



Property Description

A traditional mid terrace property, tastefully renovated throughout to a modernised finish whilst also restoring its traditional features located in sought after residential location in the heart of Melbourne village. Having gas fired central heating system and UPVC double glazing with accommodation briefly comprising:- Lounge, living/dining room, fitted kitchen and downstairs cloaks/wc. To the first floor are two double bedrooms and bathroom (accessed via bedroom) with walk in shower cubicle. Outside the property has a long rear south facing garden with lawn, paved patio and gravelled borders. Melbourne itself enjoys a high standard of amenities including the Sainsburys local store, Post office, doctors and dentist surgery and a wide range of quality public houses and restaurants whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads. Viewings can be arranged by calling Ashley Adams on 01332 865568.

Lounge

12' 1" max x 10' 10" (3.68m max x 3.30m)

Having UPVC double glazed panelled entrance door, UPVC double glazed window to the front elevation, brick feature fire place, radiator and useful store/meter cupboard. Leading to;

Living/Dining Room

12' x 10' 1" (3.66m x 3.07m)

Having UPVC double glazed French doors to the rear elevation, brick feature fire place, radiator and under stair storage cupboard.

Kitchen

12' 8" x 6' 6" (3.86m x 1.98m)

Shaker style kitchen re-fitted with range of matching wall and base units with roll edge laminated work surfaces over, single drainer sink unit with mixer tap over, integrated electric fan assisted oven, four burner gas hob, extractor hood, plumbing and space for

automatic washing machine, central heating radiator, UPVC double glazed window to the side elevation.

Cloaks/Wc

Having a modern white suite comprising:- wash hand basin and WC. Opaque UPVC double glazed window to the rear elevation and central heating radiator.

First Floor Landing

First Floor Landing

Bedroom One

12' 1" x 10' 10" (3.68m x 3.30m)

Having UPVC double glazed window to the rear elevation, radiator and access to;

Bathroom

Accessed from the bedroom having a re fitted bathroom suite comprising:- full width walk-in glazed fully tiled shower cubicle with a mains chrome shower over, pedestal wash hand basin, extractor fan and low level WC. UPVC double glazed opaque window to the side elevation.

Bedroom Two

12' x 10' 10" (3.66m x 3.30m)

Having UPVC double glazed window to the front elevation, built in store and radiator.

Outside

To the rear is an enclosed garden with no access across needed by neighbours. Lawned area with paved stepping stones over flanked with gravelled and shrub borders and a paved seating area.









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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Property Ref: MEL204707 - 0008

Tenure: Freehold EPC Rating: D Council Tax Band: B

view this property online ashleyadams.co.uk/Property/MEL204707



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