



Main Street  
Melbourne DERBY



### Property Description

A delightful character cottage on corner plot with a wealth of features, private garden and off-road parking and stunning views over open fields to the front. The property has a gas fired central heating system and double glazing where specified. The accommodation briefly comprises, to the ground floor: - Entrance hall, Lounge area with log burning stove, dining area with ornamental brick fireplace, fitted kitchen. To the first floor are two double bedrooms and spacious bathroom with period style suite. Outside: - The main area of the garden is to the front of the property, being on a corner plot. Having stone steps and retaining walls, a wide garden area with a variety of shrubs and enclosed with walling and fencing.

Having vehicular access to the front of the property with a paved driveway leading in and then a further concrete area for more parking for several vehicles, flanked with hedging, leading to a timber flat roof garage. Adjacent to the garage is a timber gate that gives access in to the garden.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack

containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance

Having a front UPVC double glazed entrance door with inset opaque double glazed panel leading to:-

### Entrance Hall

With oak flooring, coat hanging hooks, beams to the ceiling, half glazed timber panelled door giving access to lounge and dining areas:-

### Lounge Area

12' 1" x 8' 8" ( 3.68m x 2.64m )

Having a UPVC double glazed bay window to the front elevation with fitted window blind and deep windowsill, further UPVC double glazed window to the rear elevation which overlooks the conservatory with fitted window blind, central heating radiator, exposed beams to the ceiling, feature oak flooring, two wall light points. A particular feature of the room is the cast iron log burning stove on a concrete hearth with exposed brick backplate and an oak beam over. Wide opening to:-

### Dining Area

12' 4" x 11' 11" max ( 3.76m x 3.63m max )

Including stairs off to the first floor.

Having UPVC double glazed window to the front elevation with fitted window blind, central heating radiator, ornamental brick fireplace, oak flooring continuing through from the lounge area, two wall light points, open tread oak staircase off to the first floor, exposed beams to the ceiling. Adjacent to the fireplace is a cupboard housing the electric meter and fuse box. Adjacent to the stairs is a further storage cupboard and stained glass opaque glazed window to the side elevation. Off the dining area are double opening UPVC double glazed doors giving access to:-

### Conservatory

9' 10" x 6' 9" ( 3.00m x 2.06m )  
Being of dwarf brick wall and UPVC double glazed construction, with pitched polycarbonate roof, fitted blinds, UPVC double glazed door to the front and rear elevations, ceramic tiled flooring, power point, opening windows to the side.  
Also off the dining room are double opening timber framed doors giving access to :-

### Kitchen

12' 3" x 8' 1" average measurement ( 3.73m x 2.46m average measurement )  
Irregular shaped room  
Having a range of base and wall units with beech block work surfaces over, single drainer one and a quarter stainless steel sink unit with chrome mixer tap over, electric fan assisted oven, four burner gas hob and extractor fan, mosaic tiled splashbacks, integrated dishwasher, under unit space for fridge and freezer, space and plumbing for an automatic washing machine, UPVC double glazed door to the front elevation, UPVC double glazed window to the side elevation with fitted window shutters, inset spotlights to the ceiling, ceramic tiled flooring.

### First Floor Landing

Having open spindle balustrade, wall light point, UPVC double glazed window to the side elevation.

### Bedroom One

11' 9" x 9' 1" ( 3.58m x 2.77m )  
Minimum measurement to the front of a range of wardrobes

Having two double door fronted fitted wardrobes with hanging rails and shelving, UPVC double glazed window to the front elevation with fitted window blinds provides stunning aspect over open fields to the front which must be viewed to be fully appreciated, a further small UPVC double glazed window to the side elevation with deep window sill, central heating radiator, inset spotlights to the ceiling.

### Bedroom Two

11' 11" x 7' 8" ( 3.63m x 2.34m )  
Having UPVC double glazed window to the front elevation with fitted window blinds, central heating radiator, loft access.

### Bathroom

Having a four piece white suite comprising ball and claw foot cast iron roll top bath with chrome bath/shower mixer attachment, circular sink with chrome mixer tap over fitted to vanity unit with storage beneath and beech block vanity shelf, low level WC, glazed shower cubicle with a chrome mains shower over with rain head and separate shower attachment, inset spotlights to the ceiling, part panelled walls, wall mounted heated towel rail, UPVC double glazed window to the side elevation with fitted window blind, cupboard housing the Gloworm boiler providing domestic hot water and central heating.

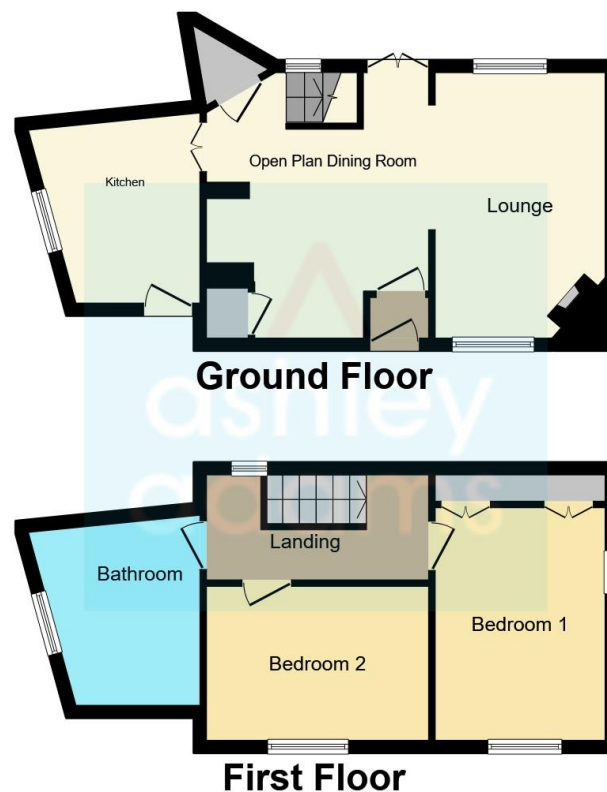
### Outside

To the rear side of the conservatory is a plastic lift top half height storage shed and a small triangular area of garden with the main area of the garden being to the front of the property and on a corner plot. Having stone steps and retaining walls, a wide garden area with a variety of shrubs and enclosed with walling and fencing.  
Having vehicular access to the front of the property with a paved driveway leading in and then a further concrete area for more parking for several vehicles, flanked with hedging, leading to a timber flat roof garage. Adjacent to the garage is a timber gate that gives access into the garden.









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Tenure:Freehold EPC Rating: Awaited

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