



Chapel Street
Melbourne DERBY



Property Description

A conveniently situated traditional one double bedroom mid terraced property in the very of heart of Melbourne village with a good sized rear cottage garden. The property has a gas fired central heating system and partial double glazing (where specified), with accommodation briefly comprising: lounge with fitted window blinds to the front elevation, fitted kitchen with matching base and wall units with Indesit gas cooker with four burner hob to be included in the selling price, double bedroom with double glazed window to the front elevation, walk in wardrobe accessed off the landing, shower room with a corner glazed shower cubicle and Triton electric shower. Outside is a pretty cottage garden comprising a lawned area, a paved and pebble patio area, a centre shared path, right of way along the rear of the property for bins etc.

Melbourne itself is one of the most sought after locations within South Derbyshire, enjoying a particularly high standard of amenities and leisure facilities including pubs, restaurants, boutique shops, Post Office and doctors surgery. The A50 and M1 are readily accessible for the commuter, as is East Midland airport and Parkway railway station which offers a very regular service to London St Pancras.

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

Front panelled entrance door leading to:-

Lounge

11' 9" x 11' 6" (3.58m x 3.51m)
Having double glazed window with fitted window blinds to the front elevation, central heating radiator, corner fitted cupboard which houses gas and electric meters and provides TV standing if required, timber framed and glazed door giving access to :-

Fitted Kitchen

10' 5" x 8' 4" (3.17m x 2.54m)
Fitted with a range of matching base and wall units with laminated work surfaces over, single drainer stainless steel sink unit, under unit space and plumbing for automatic washing machine, under unit space for fridge and further appliance if required, free standing Indesit gas cooker with four burner hob to be included in the selling price, ceramic tiled splashbacks, ceramic flooring, UPVC double glazed window to the rear elevation, central heating radiator, opening to a useful understairs store with light and power, space for fridge freezer if required, coat hanging hooks and the laminate flooring continues through, panelled door giving access to stairs to the first floor.

First Floor

To the bottom of the stairs is a central heating radiator, fitted quality carpeting to the stairs and landing.

Bedroom

11' 9" max into chimney breast recess x 11' 6" (3.58m max into chimney breast recess x 3.51m)
Having double glazed window to the front elevation, central heating radiator.

Closet/Walk In Wardrobe

5' 4" x 3' (1.63m x 0.91m)
Off the landing is a door to a large walk in closet/dressing room with double hanging rails and loft access, with light. Door to:-

Shower Room

8' 2" x 7' 4" (2.49m x 2.24m)
Having a corner glazed shower cubicle with a Triton electric shower over, pedestal wash hand basin, low level WC, UPVC double glazed opaque window to the rear, central heating radiator, ceramic tiled walls, non-slip vinyl flooring, useful over stairs store which has a hanging rail and houses the boiler providing domestic hot water and central heating, Dimplex wall mounted electric heater.

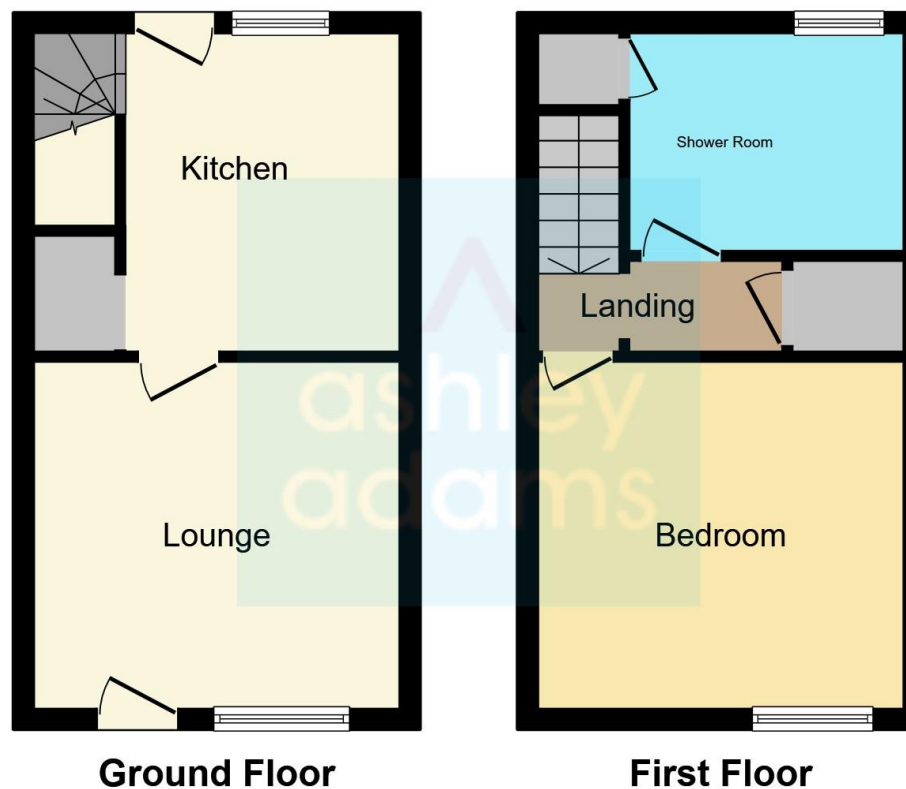
Outside

Having a lovely long cottage garden comprising a lawned area, a paved and pebble patio area, a centre shared path, right of way along the rear of the property for bins etc.









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

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

39 Market Place Melbourne
 DERBY DE73 8DS

Property Ref: MEL205614 - 0002

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

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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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