



Windsor Avenue  
Melbourne Derby

ashley  
adams



## Property Description

A traditional three-bedroom semi-detached family home with two reception rooms, large garden and off-road parking. The property requires full modernisation and offers scope for extension subject to planning permission and is offered with no upward chain. In brief, the accommodation comprises: - Entrance Hall, Front sitting room, Dining/Second sitting room, Kitchen, Three bedrooms, bathroom. Outside: The property is set well back from the road having a well screened front garden area inset with shrubs, paved driveway providing off road parking, wide paved path leading to the side of the property. There is a wide privet hedge to the side of the property which could be removed to allow for parking down the side of the property. Asbestos garage with double opening timber doors. Rear concrete patio, outside tap. Attached to the rear of the garage is a large timber shed. Generous rear garden which goes back a long way inset with lots of trees and shrubs with potential to be cleared and restored into a long private 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

Front timber panelled entrance door with inset opaque glazing leading to: -

## Entrance Hall

Having stairs off to the first floor, opaque glazed window to the side, panelling to the side of the stairs, overhead cupboard houses the fuse box, door leading to: -

## Front Sitting Room

Having the original deco style tiled fireplace incorporating open fire, bay window to the front with original stained and leaded glazing, plug in radiator (no central heating), walls finished with picture rail.

## Dining/Second Sitting Room

Having ceramic tiled fireplace incorporating gas fire, secondary glazed window to the rear giving aspect over the garden, walls finished with picture rail, linoleum flooring, original panelled shelved out full height store fitted to the chimney breast recess providing useful storage, door off the hall leading to: -

## Kitchen

Having double base sink unit with single drainer stainless steel sink unit over, hot and cold taps, matching cupboard to the opposite side with roll edged laminated work surfaces, open shelving, space for cooker, double glazed window to the side elevation, part ceramic tiled walls, quarry tiled flooring, door to a walk in pantry which is shelved out with opaque glazed window to the side elevation, quarry tiled flooring continuing through from the kitchen, panelled door to the rear of the kitchen which leads to a very useful lobby area with high level wc with opaque glazed window to the side, coal store, electric meter and having a door to the side which gives access to the rear garden.

## First Floor Landing

Having opaque glazed window to the side elevation, double door fronted over stairs shelved out store, loft access.

## Bedroom One

To the rear elevation, having the original ceramic tiled deco fireplace, double door fronted cupboard with hanging rail and overhead cupboards fitted to the chimney breast recess, double glazed window to the rear giving aspect over the garden, walls finished with picture rail.

## Bedroom Two

Having two double door fronted wardrobes either side of the chimney breast recess, original deco ceramic tiled fireplace and hearth, walls finished with picture rail, double glazed window to the front elevation, plug in electric radiator.

## Bedroom Three

Having double glazed window to the front elevation.

## Bathroom

Having a three-piece white suite comprising cast iron fitted bath, wash hand basin, low level WC, walls part ceramic tiled, fitted airing cupboard houses the hot water cylinder, opaque double-glazed window to the rear elevation, wall mounted electric heater.

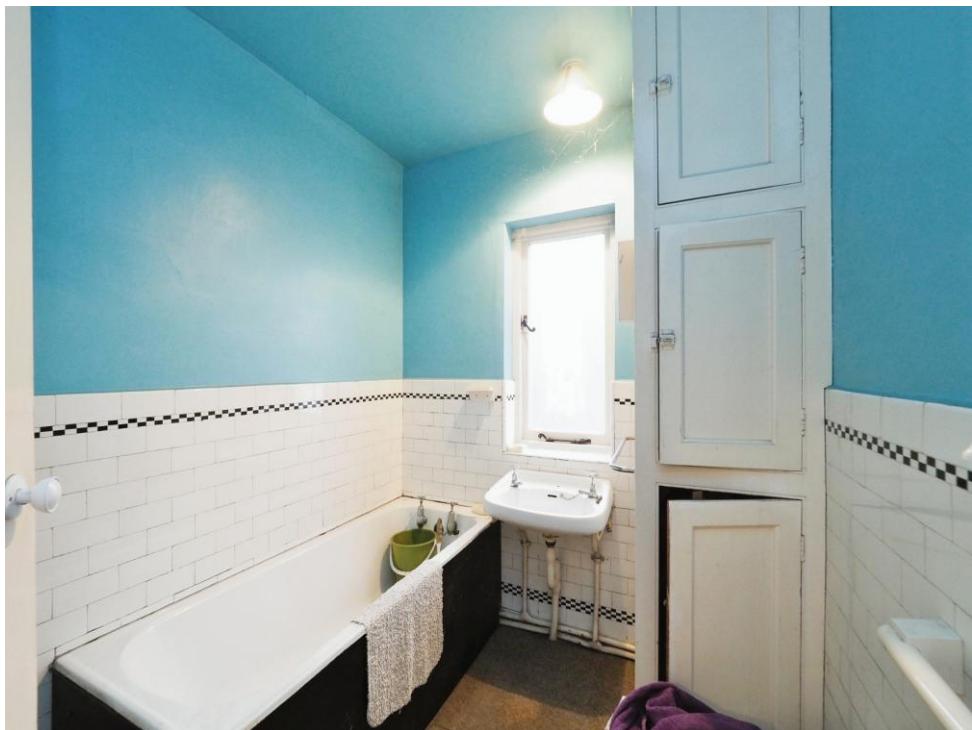
## Outside

The property is set well back from the road having a well screened front garden area inset with shrubs, paved driveway providing off road parking, wide paved path leading to the side of the property. There is a wide privet hedge to the side of the property which could be removed to allow for parking down the side of the property. Asbestos garage with double opening timber doors.

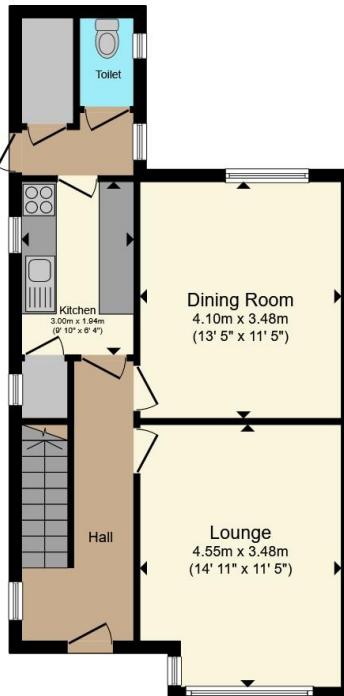
## Rear

Rear concrete patio, outside tap. Attached to the rear of the garage is a large timber shed. Generous rear garden which goes back a long way inset with lots of trees and shrubs with potential to be cleared and restored into a long private garden.

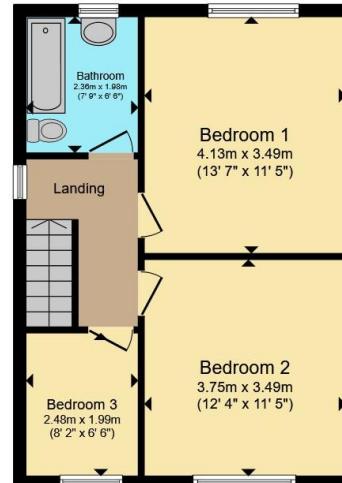








**Ground Floor**



**First Floor**

Total floor area 95.5 m<sup>2</sup> (1,028 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref: MEL205810 - 0003

Tenure: Freehold EPC Rating: Awaited Council Tax Band: C

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