



House

40 ASHBY ROAD,  
MELBOURNE, DE73 8ES

£1,100

FEATURES

- Charming two bed cottage in sought after Melbourne
- Walking distance to town centre
- Lounge, kitchen & bathroom
- Two double bedrooms
- Front & rear gardens
- Parking area for two cars
- Gas central heating
- Unfurnished



HOWKINS &  
HARRISON

# 2 Bedroom House located in Melbourne

Howkins & Harrison are delighted to present this charming, two bed cottage in the highly sought after town of Melbourne, located within a short walk from the town centre, with an abundance of shops, bars & restaurants.

The property is set back from the main road and comprises of: an inviting lounge with feature electric log burner, a modern fitted kitchen with fridge freezer and washing machine plus a contemporary bathroom with shower over the bath.

To the first floor, there are two double bedrooms with the master benefitting from a fitted wardrobe and beautiful garden views.

Outside, to the front there is a block paved parking area for two cars and a gravel path which leads down to the house, through a cottage garden.

To the rear, there is a well maintained garden with patio area, summer house and storage area.

Gas central heating. Unfurnished. Available early June 2026.

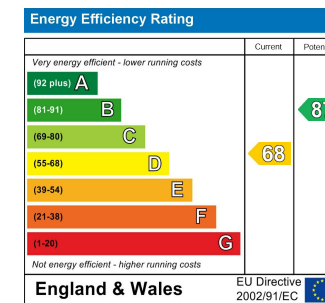
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Council Tax Band



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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