



MELBOURNE
Sales & Lets

Stafford Close, Melbourne, DE73 8LD
£579,950

Entrance Hall

Door to the front, high ceiling up to the first floor, radiator.

Cloakroom

Low flush wc, pedestal wash hand basin and radiator.

Lounge

Upvc Window to front and french doors to rear garden, 2 central heating radiators.

Separate Dining Room

Radiator, Upvc bay window to side and window to front.

Superb Living kitchen.

An extensive modern range of fitted cupboards, with ample quartz worktops, one and a half bowl sink unit, double oven, 5 burner gas hob, extractor hood, built in fridge/freezer and dishwasher. Upvc windows to both sides and french doors to rear.

Utility Room

Door to the rear, fitted cupboards , quartz work tops and single bowl sink unit. plumbing for a washing machine, Potterton central heating boiler.

Landing

Radiator, upvc window to the front, loft access and built in airing cupboard.

Bedroom 1

Upvc window to side and rear, radiator, fitted wardrobes.

En-Suite

Separate shower cubicle, low level wc, pedestal wash hand basin, radiator, upvc window to the side.

Bedroom 2

Upvc window to front and radiator.

Bedroom 3

Upvc window to the rear and radiator.

Family Bathroom

With a 3 piece suite comprising panelled bath with mira electric shower over, low level wc, pedestal wash hand basin, Upvc window to the rear radiator and extractor fan.

Bedroom 4

Upvc window to front and radiator.

Outside

Driveway

Tarmac double width drive to the front of the garage with electric car charging point.

Double Garage

one side has been converted to a home office/ bar / party room or a potential gym.

Rear Garden

Patio area, shaped lawn, decked area, outside tap. The rear garden is enclosed with brick walling.

Agents note

There is an annual maintenance charge which is currently £218.50 per annum for communal grounds areas.

Tenure

Freehold

Council Tax Band

Council Tax Band : E

Viewings

Please contact Julie, Lauryn or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's

employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.

