



Alma Street
Melbourne Derby



Property Description

A two bedroom semi detached home with off road parking, garage and large store offered with vacant possession/no chain. The property has a gas fired central heating system and double glazing (where specified) with accommodation briefly comprising: - Entrance hall, through lounge/diner, fitted kitchen. To the first floor are two bedrooms and shower room. Outside:- To the front of the property is a block paved fore garden for ease of maintenance, brick boundary wall, vehicular access via a block paved shared driveway leading to brick built, pitched roof single semi-detached garage with parking space in front, to the rear is a decked patio area beyond the French doors in the lounge, attached to the side of the garage is a useful timber shed/workshop having double opening timber doors, door to a smaller storage area that runs along the rear of the garage.

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Accessed via front half double glazed timber panelled entrance door and having oak veneer flooring, staircase off to the first floor, central heating radiator, timber framed and glazed door leading to: -

Lounge/Diner

Having UPVC double glazed window to the front elevation, two central heating radiators, useful understairs storage, UPVC double glazed double opening French doors to the rear elevation giving access to the garden, the room narrows to the dining area, sliding door giving access to: -

Kitchen

Having a range of oak fronted base units with laminated work surfaces over, single drainer one and quarter bowl stainless steel sink unit, Beko integrated electric fan assisted oven, Smeg hob and extractor fan, wall mounted Worcester boiler providing domestic hot water and central heating, plumbing for automatic washing machine, double wall unit, UPVC double glazed door to the rear with attached side windows, flooring continuing through from the lounge/diner, space for fridge freeze, free standing washing machine, tumble drier, fridge/freezer to be included in the sale price.

First Floor Landing

Having loft access

Bedroom One

Having two UPVC double glazed windows to the front elevation, central heating radiator, laminate flooring, ceiling fan light, built in wardrobe with panelled door having double hanging rails.

Bedroom Two

Having UPVC double glazed window to the rear, central heating radiator, laminate flooring.

Family Shower Room

Having three piece white suite comprising corner glazed shower cubicle with chrome mains shower, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level wc, part ceramic tiled walls, ceramic tiled floor, wall mounted chrome heated towel rail, UPVC double glazed opaque window to the rear elevation.

Outside

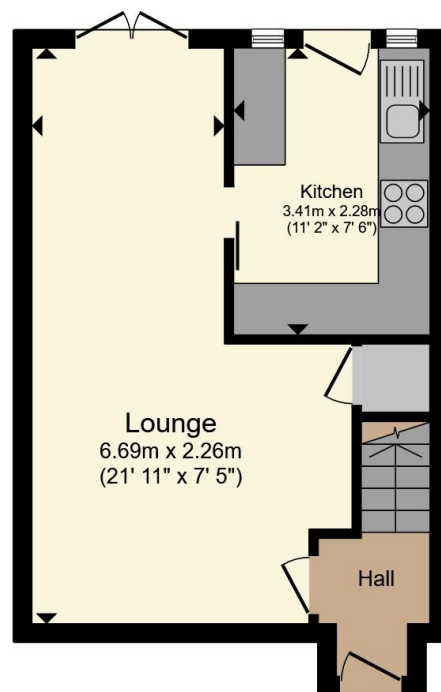
To the front of the property is a block paved fore garden for ease of maintenance, brick boundary wall, vehicular access via a block

paved shared driveway leading to brick built, pitched roof single semi-detached garage with parking space in front, to the rear is a decked patio area beyond the French doors in the lounge, attached to the side of the garage is a useful timber shed/workshop having double opening timber doors, door to a smaller storage area that runs along the rear of the garage.

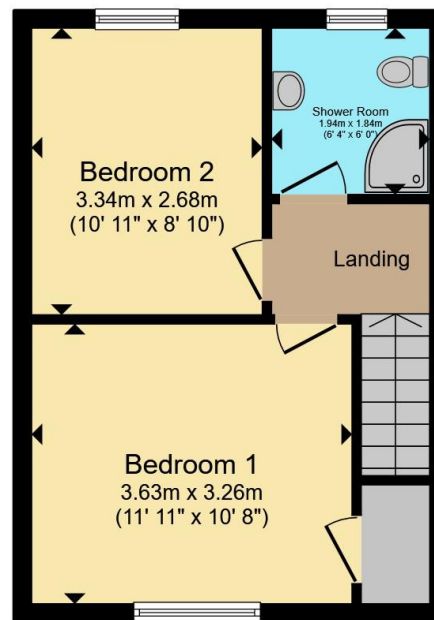








Ground Floor



First Floor

Total floor area 62.5 m² (672 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



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Property Ref: MEL204695 - 0006

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

view this property online ashleyadams.co.uk/Property/MEL204695



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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