MELBOURNE
Sales & Lets

The Woodlands, Derby, DE73 8DP
£300,000

29 The Woodlands, Melbourne, Derby, DE73 8DP

Extended semi-detached house situated in a popular location in Melbourne, benefiting from a new boiler installed in 2023, ample off-road parking, a modern kitchen, and an enclosed rear garden. Call for more information.

The property comprises an entrance hall with stairs leading to the first floor, a fitted kitchen, and an open-plan lounge/diner that has been tastefully extended to create additional living accommodation, with French doors opening onto the rear garden.

Moving up to the first floor, there is access to the loft from the landing, along with three bedrooms and a shower room. Externally, there is off-road parking to the front for several vehicles, as well as double gates to the side providing access to the good-sized rear garden, where there is a garage currently used for storage.

An ideal location close to all local amenities. Not to be missed!

Tenure
Freehold

Council Tax Band
South Derbyshire

Council Tax Band : C

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

All viewings are by appointment only.

Call us today to book your appointment.

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.

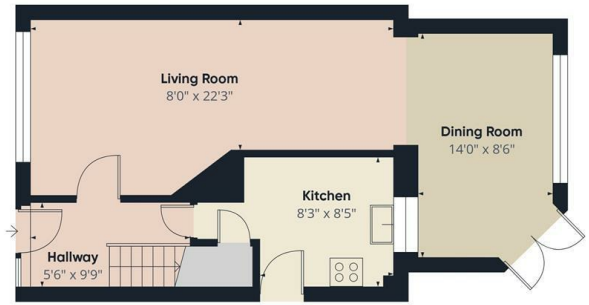
Money Laundering
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to 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 - 5.30pm

Saturday 10am - 3:30pm.

DERBY COUNTY
The Rams
Pride of Pride Park



Floor 0

Floor 1

Approximate total area(1)

823 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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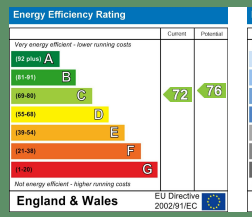

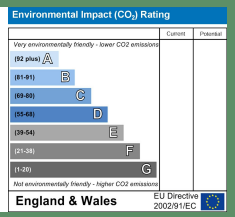

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