



MELBOURNE
Sales & Lets

Main Street, Derby, DE73 7JZ
£325,000

38 Main Street, Ticknall, Derby, DE73 7JZ

This two-bedroom house on Main Street in Ticknall offers an excellent balance of period character and everyday practicality. Believed to date back to the 1600s, the property retains a number of original features, including exposed beams and brickwork, which add to its charm and individuality.

The lounge provides a spacious and comfortable living area, complemented by a well-equipped and functional kitchen. On the first floor, there are two generously sized bedrooms along with a four-piece bathroom, finished to a modern standard.

To the rear, the property benefits from off-street parking, an allotment, and a shed providing useful additional storage away from the house.

Located in the sought-after village of Ticknall, the home enjoys a strong community atmosphere with local amenities nearby and convenient access to surrounding countryside and walking routes. This property presents a rare opportunity to own a well-maintained home full of character in one of South Derbyshire's most desirable village settings.



Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : C

Viewing

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

All viewings are by appointment only.

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 us, 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

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Kitchen/Dining
11'7" x 19'3"

Lounge
11'4" x 16'8"

Floor 0



Landing
2'11" x 3'2"

Bathroom
10'4" x 7'10"

Bedroom
12'2" x 18'2"

Bedroom
12'9" x 11'2"

Floor 1

Approximate total area⁽¹⁾
805 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	