



MELBOURNE
Sales & Lets

Victoria Street, Derby, DE73 8FQ
£425,000

28 Victoria Street, Melbourne, Derby, DE73 8FQ

Offering an excellent opportunity for those looking to renovate and add value, this substantial three-bedroom property occupies a generous plot and provides spacious, versatile accommodation with huge potential to create an impressive family home.

The ground floor comprises two generous reception rooms to the front of the property, with one currently being used as a bedroom by the previous owner. Off this room is a ground floor shower room, providing flexible living arrangements. To the rear is the kitchen with access to the outside.

To the first floor are three bedrooms, including two particularly spacious double bedrooms, one of which benefits from built-in storage. The third bedroom includes a fitted shower, while a separate family bathroom serves the first floor. There is also ample storage throughout the property.

Outside, the property offers an abundance of space. A single-storey overhang to the side currently provides a covered car port and presents an opportunity for improvement or reconfiguration, subject to any necessary consents. To the rear is a brick-built outbuilding currently used as a workshop, together with a generous garden and extensive off-road parking for numerous vehicles.

Requiring full modernisation throughout, this is an exciting renovation project with the scope to create a truly outstanding home. Properties offering this level of space, flexibility and potential are rarely available, making this an opportunity not to be missed.



Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : E

Viewings

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

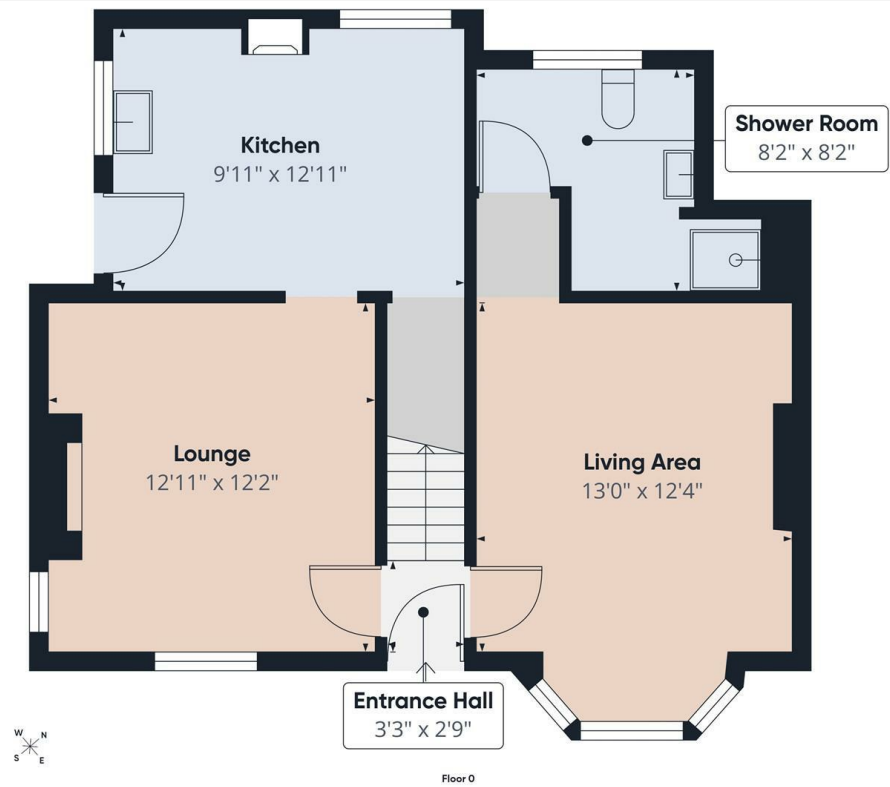
Hours Of Business

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

Saturday 10am - 3:30pm.







Approximate total area[®]
575 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.

GIRAFFE 360



Approximate total area[®]
948 ft²

(1) Excluding balconies and terraces

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GIRAFFE 360

