



MELBOURNE
Sales & Lets

George Street, Melbourne, Derbyshire, DE73 8JL
Guide Price £450,000

25 George Street, Melbourne, Derbyshire, DE73 8JL

Situated within walking distance of Melbourne Village Centre, this exceptional three bedroom detached bungalow which was refurbished in 2021 is offered for sale and occupies a generous plot. The property boasts ample off-road parking for up to three vehicles, a single garage, and all the modern conveniences needed for stylish, comfortable living.

Currently arranged as a two-bedroom home by the present owner, the bungalow offers versatile living space to suit a variety of needs.

Accommodation begins with an inviting open-plan kitchen/diner, featuring a spacious utility storage cupboard. Glass-panelled French doors lead through to a large, light-filled lounge. Off the lounge, a hallway provides access to the bedrooms and a luxurious four-piece bathroom suite, complete with underfloor heating.

Externally, the front of the property offers off-road parking and access to the garage. The rear garden features an extensive patio with two separate seating areas, as well as steps leading down to a generously sized lawn with beautifully stocked borders.

This is a fantastic opportunity not to be missed.



Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : D

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.

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 property.

Hours Of Business

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

Saturday 10am - 3:30pm.





Approximate total area⁽¹⁾

1021 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.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (t2 plus)	A
(t1-91)	B
(0-80)	C
(55-48)	D
(39-34)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (t2 plus)	A
(t1-91)	B
(0-80)	C
(55-48)	D
(39-34)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC