



South Street, Melbourne, Melbourne



Freehold

£220,000



### Key Features

- Charming Victorian Terrace with Traditional Features
- Two Spacious Bedrooms with Fitted Storage
- Elegant Lounge
- Fitted Kitchen/Diner
- Three-Piece Bathroom
- Great First Time Buy or Investment
- EPC rating D





Welcome to South Street, a charming Victorian terrace nestled in the heart of Melbourne, Derbyshire. This delightful two-bedroom home, sold with no upward chain, exudes traditional character with its high ceilings and exposed timber floorboards. The elegant lounge entices with an open grated fireplace, perfect for cosy evenings. The kitchen/diner, bathed in natural light, is equipped for the culinary enthusiast, featuring a range of cabinets and a four-ring gas hob amidst warm, rustic decor.

Venture upstairs to discover two generously sized bedrooms, both with fitted storage, and a stylish three-piece bathroom suite. The appeal continues outdoors with a beautifully landscaped south-easterly garden, complete with a patio perfect for alfresco dining and lazy afternoons, and a versatile brick outbuilding offering utility and storage.

All within a picturesque row of brick townhouses, this home promises both tranquillity and convenience. Don't miss your opportunity to make this inviting abode your very own! Call our Melbourne team today for a viewing.



The neighbourhood surrounding South Street in Melbourne, Derbyshire, is a charming blend of history and vibrant community spirit. Melbourne, often celebrated for its rich heritage, offers a picturesque setting with its Victorian architecture, echoing the timeless charm found in this beautiful mid-terrace house. The town's history is palpable, with streets lined by similar period homes, complemented by mature trees and well-established gardens, making it an idyllic place to call home.

Residents benefit from a variety of local amenities that enhance convenience and lifestyle. Just a short stroll from the property, the heart of Melbourne boasts an array of independent shops, inviting cafes, and traditional pubs. The community feels warm and welcoming, providing a perfect backdrop for both quiet family life and vibrant social engagements. The local Sainsbury's and other grocery stores ensure that daily shopping needs are met with ease, while a selection of nearby eateries offer diverse dining options.

Education and recreation options add to the appeal of the area, with several highly regarded primary and secondary schools situated nearby. Melbourne's commitment to outdoor spaces is evident in its range of well-maintained parks and public gardens. A focal point for leisure activities, Melbourne Pool showcases serene waterside views, ideal for a leisurely walk or a scenic picnic. For those seeking a bit more variety, the surrounding countryside provides excellent opportunities for hiking, cycling, and other outdoor pursuits, ensuring there's plenty to explore in your free time.

The location also boasts impressive transport links, making commuting straightforward. With close proximity to major roads and reliable bus services, it offers swift access to Derby city centre and beyond, while the nearby East Midlands Airport caters to both international and domestic travel needs. Melbourne's unique position, nestled close to major cities while retaining its distinctly rural charm, captures the best of both worlds for those seeking a balanced lifestyle.



## ACCOMMODATION

**LOUNGE**  
3.65m x 3.32m (12'0" x 10'11")

**KITCHEN/DINER**  
3.65m x 3.88m (12'0" x 12'8")

## FIRST FLOOR ACCOMMODATION

**BEDROOM ONE**  
3.33m x 3.01m (10'11" x 9'11")

**BEDROOM TWO**  
3.87m x 2m (12'8" x 6'7")

**THREE-PIECE BATHROOM**  
2.66m x 1.54m (8'8" x 5'1")

**CELLAR**  
4.38m x 3.67m (14'5" x 12'0")

## COUNCIL TAX BAND:-

The property is believed to be in council tax band: B

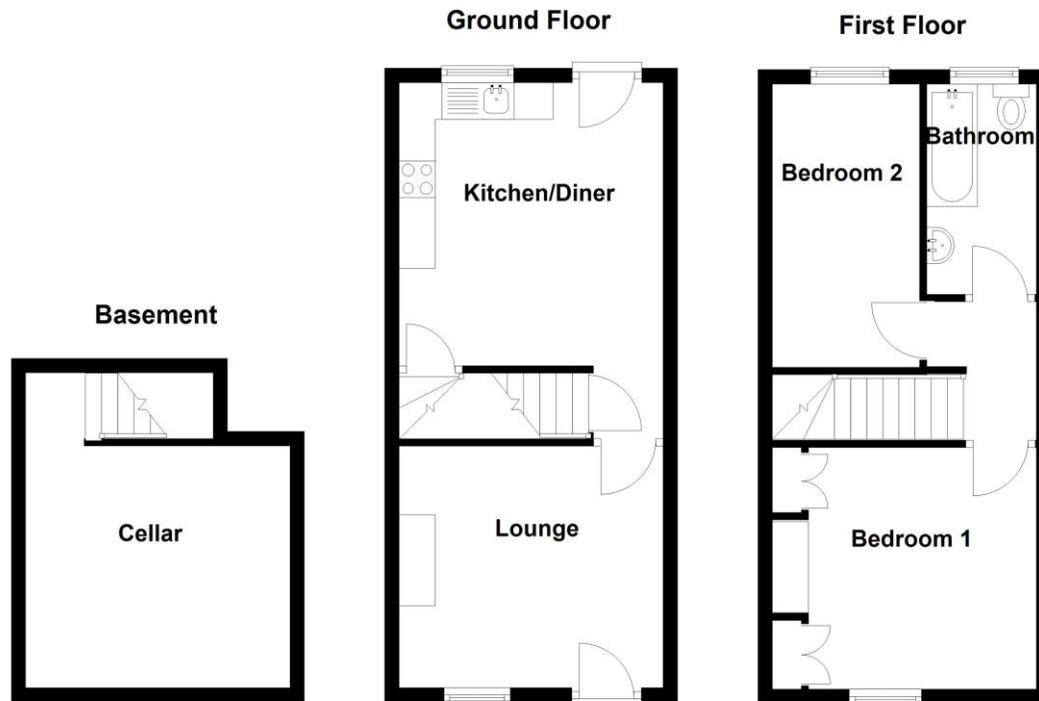
## HOW TO GET THERE:-

Postcode for sat navs: DE73 8GB

## PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

# Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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