



**MELBOURNE**  
Sales & Lets

**Commerce Street, Derby, DE73 8FT**  
**£275,000**

## Location

The property is situated within the highly sought-after market town of Melbourne, a charming and well-served location in South Derbyshire known for its attractive surroundings and strong community atmosphere. The town offers a delightful blend of historic character and modern convenience, making it particularly popular with families and professionals alike.

## Amenities

Melbourne provides an excellent range of everyday amenities, all within easy reach of the property. These include a Sainsbury's supermarket, post office, medical centre, dental surgeries, and a variety of independent shops and convenience stores.

The town centre also boasts a selection of well-regarded public houses, cafés, and restaurants, along with boutique shops and a traditional market, offering a vibrant yet relaxed lifestyle. A number of reputable primary schools are located nearby, with secondary schooling available in the surrounding area.

## Transport Links

The property is ideally positioned for commuters, with excellent transport connections. The nearby East Midlands Airport is just a short drive away, providing both domestic and international travel options.

Rail services are available from East Midlands Parkway railway station and Derby railway station, offering direct links to London and other major cities.

The area also benefits from convenient access to major road networks, including the A50, A42, and M1, enabling straightforward travel to Derby, Nottingham, and Leicester.

## Tenure

Freehold

## Council Tax Band

South Derbyshire

Council Tax Band : B

## 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.

## 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.

