



**MELBOURNE**  
Sales & Lets

**Chambers Row, Blanch Croft, Derby, DE73 8GG**  
**Offers Over £200,000**

## 18 Chambers Row, Blanch Croft, Melbourne, Derby, DE73 8GG

Chambers Row in Blanchcroft, Melbourne, this period cottage situated in a conservation area offers a great mix of character and comfort. Its charming exterior and relaxed atmosphere provide a peaceful retreat in a beautiful setting.

Inside, the cottage has two spacious reception rooms, perfect for both relaxing and entertaining. Large windows allow plenty of natural light, creating a bright and inviting space suitable for quiet evenings or social gatherings.

The property has one well-sized bedroom designed for comfort and a good night's rest. The bathroom is functional and meets all essential needs.

With its original features, the cottage maintains its classic charm while offering practical living spaces. It retains its historic appeal while benefiting from modern updates. Situated in the sought-after area of Blanchcroft, the property is conveniently close to local amenities and transport links, providing both community and convenience.



### **Fitted Kitchen**

A shaker style kitchen fitted in October 2024, with a comprehensive range of modern fitted cupboards and worktops.

Built in washing machine, and dishwasher, built in oven, gas hob and extractor hood.

### **Dining area**

with cupboard understairs, and radiator.

### **Lounge**

With beamed ceiling, and central heating radiator.

### **First Floor**

#### **Landing**

spacious landing area, loft access.

#### **Double Bedroom**

Window to the rear, radiator.

#### **Bathroom**

three piece suite with panelled bath having a shower over, low level wc. pedestal wash hand basin window to the front and towel radiator.

#### **Outside**

South facing garden extensively laid to lawn, shared rear access and patio area.

#### **Tenure**

Freehold

#### **Council Tax Band**

South Derbyshire Council

Council Tax Band : B

#### **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.







Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
500.09 ft<sup>2</sup>  
Reduced headroom  
0.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0

Approximate total area<sup>1)</sup>  
312.37 ft<sup>2</sup>  
Reduced headroom  
0.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

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