



**MELBOURNE**  
Sales & Lets

**Carr Brook Way, Derbyshire, DE73 8LH**  
**£280,000**

## 23 Carr Brook Way, Melbourne, Derbyshire, DE73 8LH

NO UPWARD CHAIN!

Located within this modern and popular estate in the charming village of Melbourne is this three-bedroom end townhouse. The property offers spacious living accommodation throughout, off-road parking for three vehicles, all modern conveniences.

The ground floor comprises an entrance hall, a generously sized lounge, a kitchen/diner, and a WC/cloakroom. On the first floor, there are three bedrooms (two doubles and one single) and a three-piece bathroom suite, which benefits from a shower over the bath.

Externally, the property includes parking for three vehicles and an enclosed rear garden with access to the communal car park at the back.

Don't miss out! Call our office for more information and to book your viewing as soon as possible!



### **Tenure**

Freehold

### **Council Tax Band**

South Derbyshire

Council Tax Band : C

### **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.





