

# MELBOURNE

## Sales & Lets



## Hattons Court, Derby, DE73 8HR

### £270,000

Situated in a popular yet secluded location within Melbourne, this three-bedroom mid-terrace townhouse offers ample scope for versatile living and is offered for sale. The property benefits from uPVC double-glazed windows and doors, off-road parking for one vehicle, a garage with electrics, and an electric vehicle charging point.

To the rear, the property enjoys open views over the Melbourne Town Cricket Club, providing a pleasant and unobstructed outlook.

The accommodation comprises a good-sized entrance hall with a storage cupboard and stairs leading to the first floor. The fully fitted kitchen includes a built-in washing machine, cooker and fridge, with additional space available for a dishwasher if desired. The spacious lounge/diner features double French doors opening onto the rear garden.

The rear garden is fully paved for low maintenance and includes a shed and a children's playhouse. A rear gate provides access to a shared side alley, leading to the front of the property where there are two off-road parking spaces, the garage, and the electric car charging point.

For further information or to arrange a viewing, please contact us.

# Hattons Court, Derby, DE73 8HR

## Tenure

FREEHOLD

## Council Tax Band

SOUTH DERBYSHIRE

Council Tax Band : TBC

## 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.

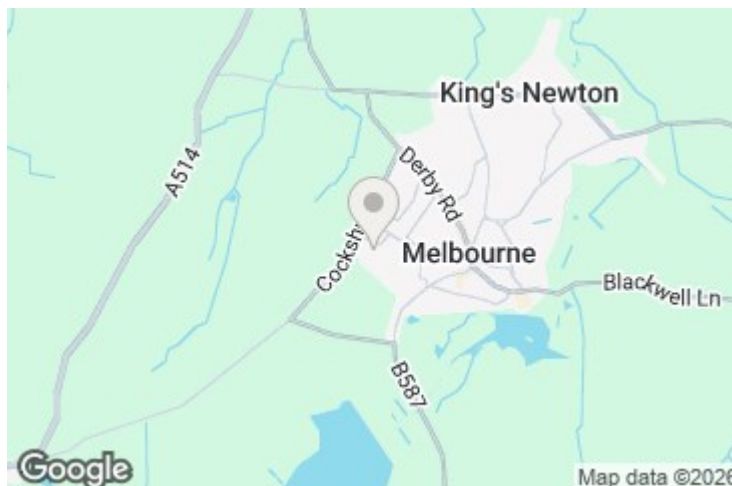
## General Note

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.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
661 ft<sup>2</sup>

(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.

GIRAFFE360

