

*Everington  
& Ruddle*



## 14 Hope Street, Melbourne

Offers over £180,000

*Everington  
& Ruddle*

Two double bedroom end terrace home situated in very pleasant surroundings within a short walk of the village centre, allowing all the benefits of this wonderful village, yet in a quieter location. The property is located towards the sports ground, making it ideal for any sport enthusiast hoping to enjoy a weekend stroll and make the most of its licensed premises. Parking is on street, although many other properties on the street have driveways, which helps to free up spaces. The condition of the house is ready to move into, yet with room to add value. There is a gas boiler fueling the hot water only, the heating is via a mixture of gas fires and wall mounted gas heaters and the windows are mostly UPVC double glazed. Both the kitchen and bathroom are perfectly serviceable, and in good order, plus there is a substantial loft with a window fitted in the gable, which has been used as a workshop.

- Room to add substantial value
- Superb location
- Large boarded loft with window
- Ready to move straight into
- UPVC double glazed

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

**Contact Everington & Ruddle on; 01332 669600  
derby@everingtonandruddle.co.uk**



**Sitting Room** - 3.66m x 3.33m (12'0" x 10'11") Hardwood front door, UPVC double glazed window to the front, secondary glazed timber framed window to the side, fireplace with gas fire and a cupboard containing the fuse board and gas meter.

**Dining Room** - 3.66m x 3.33m (12'0" x 10'11") UPVC double glazed window to the rear, a secondary glazed timber framed window to the side, fireplace with gas fire and a sliding door to the kitchen.

**Kitchen** - 2.29m x 2.01m (7'6" x 6'7") Fitted with a matching range of base and eye level units with laminate worksurfaces, space for a gas cooker and a stainless steel sink/drainage. There is also a window to the side, a UPVC double glazed window into the rear porch and a ceramic tiled floor covering.

**Outdoor WC** Outside toilet with access from the rear.

**Outdoor Store** Outside store, ideal as a utility room.

**Bedroom 1** - 3.66m x 3.33m (12'0" x 10'11") UPVC double glazed window to the rear, a range of fitted wardrobes with sliding doors and a door leading to the en-suite bathroom.

**Bathroom** - 2.24m x 1.91m (7'4" x 6'3") Four piece suite including a shower cubicle with electric shower, a sunken bath, WC and a pedestal wash basin. There is also a wall mounted gas heater and a UPVC double glazed window to the side.

**Bedroom 2** - 3.66m x 3.33m (12'0" x 10'11") UPVC double glazed window to the front, a wall mounted gas heater and a cupboard over the stairs with access to the loft.

**Outside** There is a shared access along the left hand side of the property, which leads across the back of the house to the neighbouring homes. Beyond this is a very good size level garden with vegetable plots, fruit trees and a greenhouse.

