



Beech Avenue
Melbourne Derby



Property Description

A conveniently located detached bungalow in sought after location in the heart of Melbourne Village. Having UPVC double glazing where specified and gas fired central heating system with accommodation briefly comprising:- Entrance Hall, L Shaped lounge diner, fitted breakfast kitchen, two double bedrooms and study/dressing room which is access via bedroom two and offers potential to create a third bedroom, family bathroom. Outside the property has garden areas to the front, driveway providing off road parking leading to attached garage. To the rear is a private enclosed rear garden. Offered with no upward chain.

Entrance Hallway

Accessed via a UPVC side entrance door with attached side panel having central heating radiator, wall mounted thermostat, door to an inner hallway having a glazed door through to a further hallway with loft access and doors off to the bedrooms.

Lounge

L shaped lounge having UPVC double glazed bow window to the front elevation with deep sill, a further UPVC double glazed window to the side elevation, feature fireplace incorporating a gas fire with Adam style surround, central heating radiator, coving to ceiling and three wall light points.

Breakfast Kitchen

Fitted with a range of matching wall and base units with complementary work surfaces over, inset sink and drainer unit, tiled splashbacks, wall mounted central heating boiler, plumbing for washing machine, oak flooring, radiator, three UPVC double glazed windows to the side elevation and double glazed door to the side elevation giving access to the rear garden.

Bedroom One

Having a range of fitted bedroom furniture comprising two double door fronted fitted wardrobes, overhead cupboard, vanity unit with drawers, UPVC double glazed window to the side elevation, central heating radiator and coving to ceiling.

Bedroom Two

UPVC double glazed window to the rear elevation, coving to ceiling and door to;

Bedroom Three

Having dual aspect UPVC double glazed windows to the front and rear elevations, central heating radiator and double door fronted wardrobe.

Family Bathroom

Four-piece suite comprising low level wc, feature free standing slipper bath, pedestal wash hand basin and corner glazed shower cubicle with shower, part tiled walls, ceramic tiled flooring, wall mounted chrome heated towel rail, UPVC double glazed window to the side elevation,

Outside

The property is approached via a tarmac driveway providing off road parking for several vehicles and low maintenance gravel fore garden with paved pathway to the side elevation.

To the rear of the property there is an enclosed garden with a paved patio, borders inset with shrubs and shaped lawn.

Garage

Having an up and over door, rear access door, light and power in the workshop area at the rear.

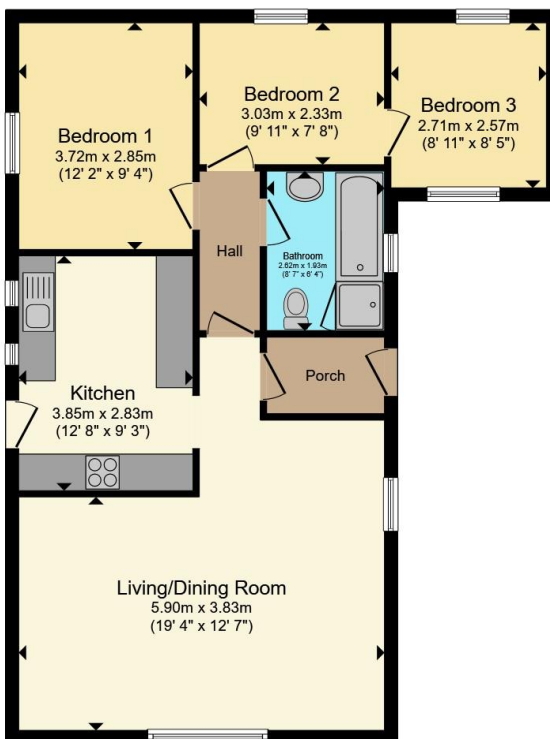
Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 76.5 m² (824 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: MEL206110 - 0004

Tenure:Freehold EPC Rating: C Council Tax Band: C

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