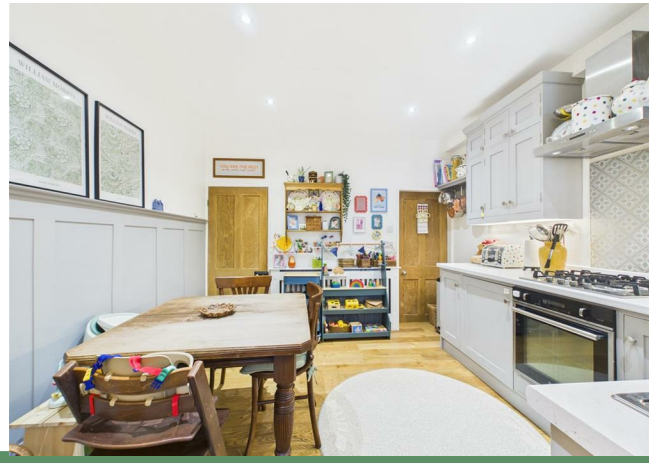








MELBOURNE
Sales & Lets

North Street, Derby, DE73 8FZ
Fixed Asking Price £275,000

Externally, the property continues to impress, with a generous enclosed rear garden thoughtfully arranged to provide a patio area, ideal for outdoor dining and entertaining, leading onto an attractive Astroturf lawn. At the bottom of the garden sits a fantastic log cabin with electric and lighting, offering a wealth of possibilities. Whether used as a home office, private gym, children's playroom, hobby room or simply a peaceful retreat away from the main house, this is a brilliant additional feature that adds real versatility to the property

Presented in fantastic condition throughout, this is a home that offers character, space and versatility in equal measure, allowing its next owners to move straight in and enjoy everything it has to offer without the immediate need for improvement works.

Properties of this calibre are always worth seeing in person, and with so much to offer both inside and out, we would strongly recommend arranging your viewing at the earliest opportunity. Call us today to book your appointment!

LOCATION & AMENITIES

Situated in the heart of the highly regarded market town of Melbourne, North Street enjoys an excellent location within easy walking distance of the town centre and its fantastic range of independent shops, cafés, restaurants, traditional pubs and everyday amenities. Melbourne offers a wonderful blend of historic charm and modern convenience, with a vibrant community atmosphere and a variety of places to enjoy, from the bustling Market Place to the beautiful surroundings of Melbourne Pool and Melbourne Hall Gardens. Families are well catered for, with Melbourne Infant and Junior Schools both conveniently located nearby, while a range of further educational facilities can be found within the surrounding area. For commuters, the property is well placed for access to Derby, with road links providing connections to the wider East Midlands, including East Midlands Airport and the M1 motorway. Combining a sought-after town-centre setting with excellent local amenities and attractive surrounding countryside, Melbourne remains a particularly appealing location for those looking to enjoy village life without compromising on convenience.

Tenure MS

Freehold

Council Tax Band MS

South Derbyshire Council

Council Tax Band : A

Viewings MS

Please contact Julie, Lauryn or Henry at our office to arrange your viewing.
All viewings are by appointment only.

Services MS

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 MS

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 10am - 3pm.

Fixtures, Fittings & Appliances MS

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs MS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements MS

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 MS

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 MS

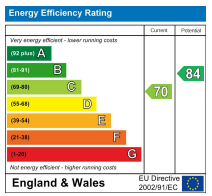
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection 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

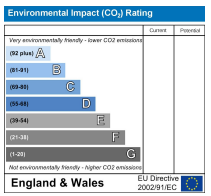
Hours Of Business MS

Our office is open Monday to Friday 9am - 5pm

Saturday 10am - 3pm.







35 - 36 Market Place, Melbourne, DE73 8DS
T: 01332 419777 enquiries@melbournesalesandlets.co.uk