







MELBOURNE
Sales & Lets

Loake Court, Derby, DE73 8HB
£500,000

Location & Amenities
The property is ideally situated within the sought-after location of Melbourne, a charming South Derbyshire location renowned for its attractive character, independent shops, cafés, traditional pubs and choice of local amenities. The town offers a range of everyday conveniences, including supermarkets, doctors' surgery, schools and leisure facilities, making it a popular choice for families and professionals alike. The surrounding Derbyshire countryside provides plenty of opportunities for walking and outdoor pursuits, while the nearby road network offers convenient access to Derby, Burton upon Trent and the wider East Midlands. With its appealing blend of village atmosphere, local amenities and commuter links, Melbourne remains a highly desirable place to call home.

Tenure
Freehold

Council Tax Band
South Derbyshire Council

Council Tax Band : E

Viewings
Please contact Julie, Lauryn or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Valuations
If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5:30pm or Saturdays 10am - 3:30pm.

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.

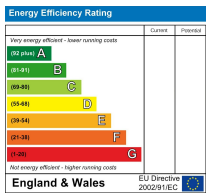
Money Laundering
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

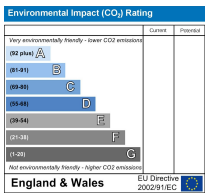
General Note
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves 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
Monday to Friday 9am - 5.30pm - Excluding Bank Holidays.

Saturday 10am - 3:30pm.







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