



South Street
Melbourne Derby



Property Description

A traditional three-bedroom end terraced home situated in highly desirable location in the heart of Melbourne village with a gas fired central heating system, double glazing (where specified) and private enclosed garden & outbuildings. The property had planning permission granted in July 2022 for a ground floor extension to the rear ref DMPA/2022/0956 and plans can be obtained from Ashley Adams. In brief the current accommodation comprises, to the ground floor: - Lounge, dining room, fitted kitchen, utility/lean to and WC. To the first floor are three bedrooms and bathroom. Outside the property has a delightful private enclosed garden and useful brick laundry with light power and plumbing for automatic washing machine and an attached brick shed. Melbourne itself is one of the most sought-after locations within South Derbyshire, enjoying a particularly high standard of amenities and leisure facilities including pubs, restaurants, boutique shops, Post Office and doctors' surgery. The A50 and M1 are readily accessible for the commuter, as is East Midland airport and Parkway railway station which offers a very regular service to London St Pancras.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification

process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Front panelled composite door with UPVC double glazed fan light over leading to: -

Lounge

Having UPVC double glazed and leaded window to the front elevation, central heating radiator, coving to the ceiling, wall mounted log effect electric fire, built in cupboard to the chimney breast recess incorporating electric meter, panelled door to inner lobby with stairs off to the first floor.

Dining Room

Having coving to the ceiling, UPVC double glazed window to the rear, central heating radiator, panelled door to useful understairs store with shelving and light for ease of storage, bifold door giving access to: -

Kitchen

Incorporating a range of matching base and wall units with laminated work surfaces over, single drainer one and a quarter bowl stainless steel sink with a swan neck brushed chrome mixer tap, free standing electric cooker with hob, oven and grill and fitted extractor fan over, space and plumbing for an automatic dishwasher, space for under unit fridge, ceramic tiled flooring, ceramic tiled splashbacks, UPVC double glazed window to the rear elevation with fitted window blind, central heating radiator, half glazed UPVC double glazed door to the side elevation gives access to: -

Utility/Lean To

plus 4' x 4'3

L shaped to the side and rear of the property having polycarbonate sloping roof, single glazed windows and door to the rear giving aspect to the rear garden, single glazed opaque panels to the side for privacy, light and power, vinyl flooring, door giving access to: -

W/C

Having a two piece white suite comprising low level WC, wash hand basin, central heating radiator, vinyl floor covering, panelled ceiling, small opaque glazed window to the side.

First Floor Landing

Passage L shaped landing.

Bedroom One

Having UPVC double glazed window to the rear giving aspect over the garden, central heating radiator, having dual access on to two landings - exit from the door to the side elevation landing leads to: -

Bathroom

Accessed via a panelled door having a three piece white suite comprising panelled bath with a mains chrome shower over, UPVC panelling to the shower and glazed shower screen, pedestal wash hand basin with

chrome mixer tap and low level WC, central heating radiator, ceramic tiled flooring, built in airing cupboard which houses the Worcester boiler providing domestic hot water and central heating, UPVC double glazed opaque window to the rear elevation.

Bedroom Two

Having UPVC double glazed and leaded window to the front elevation, central heating radiator.

Bedroom Three

Having UPVC double glazed window to the front elevation, central heating radiator.

Outside

To the rear of the property is a beautiful, private rear garden - majority gravel for ease of maintenance, flanked with gravel inset with a variety of trees and shrubs, with log roll edging around the borders, gate leads to the side which is also used by neighbouring properties number 29 and 31 for bins etc. Large, paved area outside the rear of the property and some useful outbuildings: -

Outside Utility/Laundry

Having plumbing and space for an automatic washing machine, lino to work surface, shelving, single glazed windows to side and front, vinyl flooring, light and power.

Brick Shed

Rendered to the front, having light, water tap.









Total floor area 97.9 m² (1,054 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



To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

Property Ref: MEL205965 - 0002

Tenure:Freehold EPC Rating: E Council Tax Band: B

check out more properties at ashleyadams.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

See all our properties at www.ashleyadams.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MEL205965 - 0002