Holders

A Modern Estate Agent









62 Commerce Street, Derby, DE73 8FT

£230,000

A characterful two-bedroom terraced home in the heart of the highly sought-after village of Melbourne. Offered to market with no upward chain, in brief featuring an open-plan kitchen/dining room, living room, two bedrooms, bathroom and a beautifully landscaped rear garden with a brick-built shed. Ideally suited to first-time buyers, professionals or investors, the property is within easy reach of the village's excellent amenities.

Summary
Situated in the heart of the highly desirable village of Melbourne, this attractive terraced home combines character, generous proportions and stylish accommodation to create an ideal purchase for first-time buyers, professionals or investors. Offered to the market with no upward chain, the property boasts high ceilings throughout, well-balanced room sizing and a beautifully landscaped rear garden, all within easy reach of the village's excellent range of independent shops, cafés, schools and transport links.

The accommodation begins with a welcoming entrance leading into a comfortable front living room with an open fireplace, where the high ceilings enhance the feeling of space and light, creating a warm and inviting setting for everyday living. To the rear, the property opens into a spacious dining room which flows seamlessly into the kitchen, creating an open-plan layout ideal for both everyday living and entertaining. The kitchen is fitted with an attractive range of navy and white shaker-style units, complemented by tiled splashbacks and generous work surfaces, offering a stylish yet practical space with direct access to the rear garden. A useful cellar provides valuable additional storage.

The first floor offers two spacious double bedrooms, with the principal bedroom benefitting from built-in wardrobes that provide excellent storage. The family bathroom is fitted with a modern suite and completes the internal accommodation.

Outside, the rear garden has been thoughtfully landscaped to provide a wonderful outdoor space, featuring a patio for al fresco dining, a raised decked seating area, well-maintained lawns and established flower beds. A brick-built shed offers useful external storage.

On-road parking is available to the front of the property.

Combining period character, stylish interiors, an attractive open-plan kitchen and dining space, and the added benefit of no upward chain, this delightful home presents an excellent opportunity to secure a property in one of South Derbyshire's most sought-after villages.

Disclaimer
1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

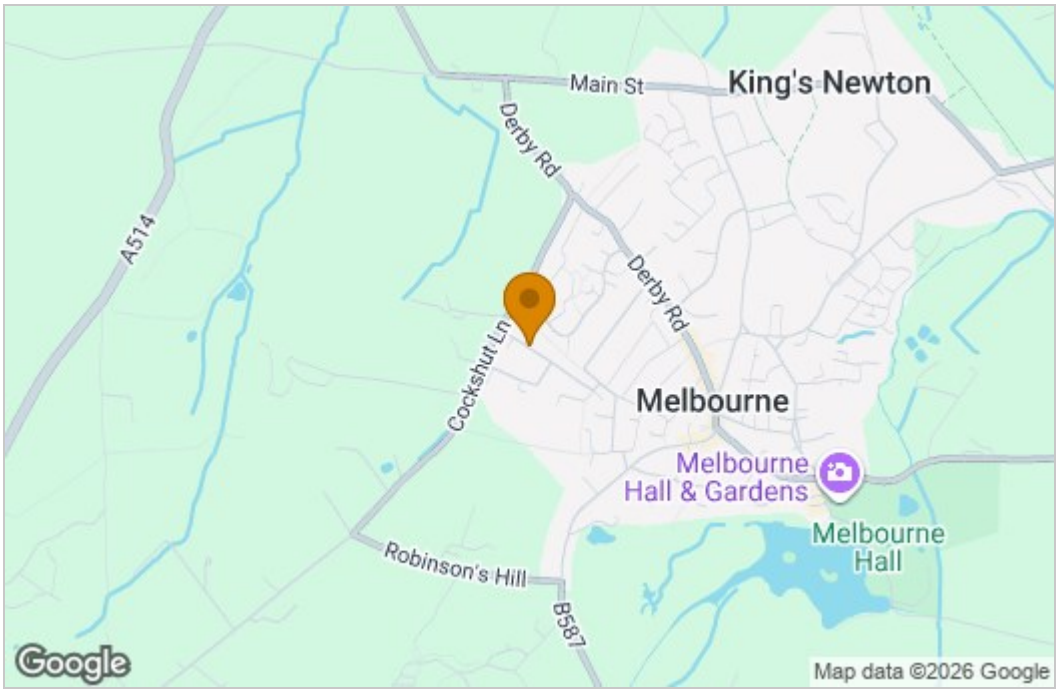
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Extra Information
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

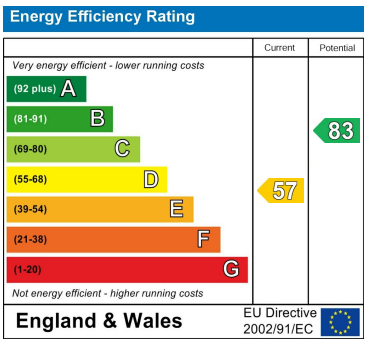
Floor Plan



Area Map



Energy Efficiency Graph



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