



Sweet Leys Way  
Melbourne DERBY



## Property Description

A well presented 3 bedroom modern end town house, with gas fired central heating system and upvc double glazing. The property was constructed by Davidsons and is offered as a 50% shared ownership with the rental amount payable being £447.18 pcm. In brief the accommodation comprises: - Entrance hall, lounge, kitchen/diner, rear lobby, cloaks/wc. To the first floor are three well proportioned bedrooms and family bathroom. Outside the property has an enclosed rear garden and parking for two vehicles to the rear.

## Entrance

Front panelled entrance door with inset opaque double glazed panels leading to:-

## Entrance Hall

Having stairs off to the first floor, central heating radiator, wall mounted fuse box, panelled door off to:-

## Lounge

15' 8" x 11' 9" ( 4.78m x 3.58m )

Having a double glazed UPVC window to the front elevation, central heating radiator, ornamental fireplace featuring marble effect hearth and surround, panelled door off to:-

## Kitchen/Diner

13' 5" Minimum plus door recess x 10' 8" ( 4.09m Minimum plus door recess x 3.25m )

Having a range of matching base and wall units with roll edged laminated work surfaces and matching upstands, single drainer, one and a quarter bowl stainless steel sink unit with chrome mixer tap over, plumbing and space for automatic washing machine, integrated Electrolux electric fan assisted oven, four burner gas hob, extractor hood. Fitted to a full height unit is the Worcester boiler providing domestic hot water and central heating, ceramic tiled splashbacks, UPVC double glazed window to the rear elevation with fitted window blinds, central heating radiator, laminate ceramic tile effect flooring, SMEG free standing dishwasher to be included, dining area. Panelled door off to:-

## Walk In Pantry/Utility Area

Plumbing and a free standing washing machine to be included in the selling price, shelved out unit for storage, light. Panelled door off the kitchen to:-

## Rear Lobby

Timber double glazed door to the rear giving access to the rear garden, central heating radiator, further panelled door off to:-

## Cloaks/Wc

Having a two piece white suite comprising low level WC, wash hand basin, central heating radiator, ceramic tiled splashback, extractor fan, ceramic tiled flooring.

## First Floor Landing

Having central heating radiator, loft access to loft space with power.

## Bedroom One

15' 4" x 8' 4" ( 4.67m x 2.54m )

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

## Bedroom Two

13' 10" x 8' 3" ( 4.22m x 2.51m )

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

## Bedroom Three

11' 2" x 6' 10" ( 3.40m x 2.08m )

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

## Bathroom

Having a three piece modern white suite comprising panelled bath with Triton electric shower over the bath, glazed shower screen, pedestal wash hand basin with chrome mixer tap and low level WC, central heating radiator, part ceramic tiled walls, extractor fan, UPVC double glazed opaque window to the front, shaver point, vinyl floor covering.

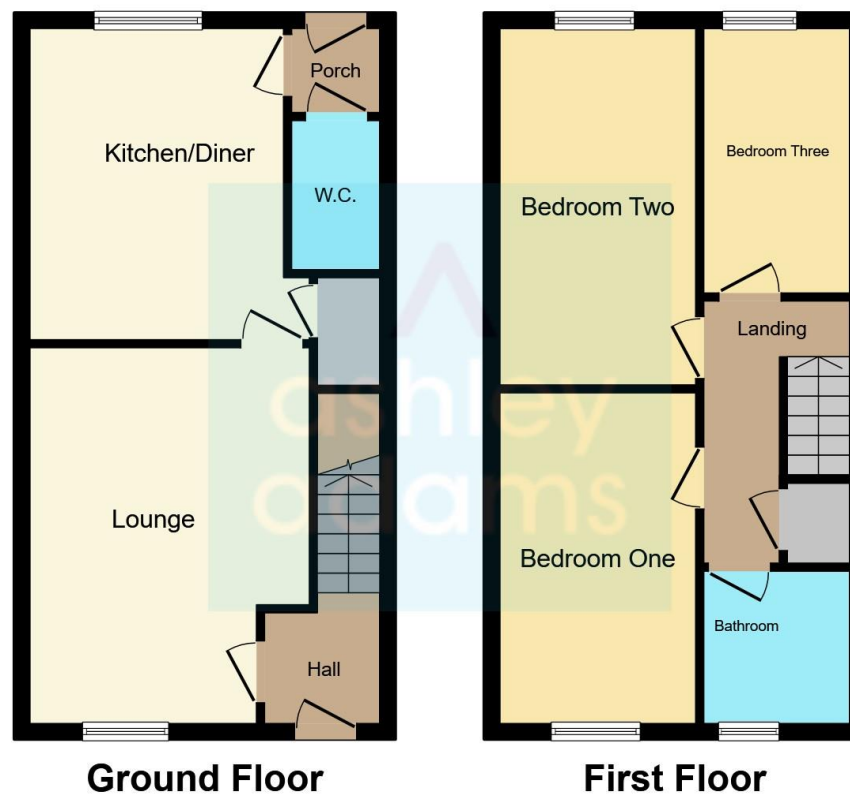
## Outside

To the front of the property is a low maintenance fore garden, side shared tarmac drive leads to a parking area with allocated parking for two vehicles. To the rear is an enclosed well landscaped garden with block paved paths and patio, shaped lawn and raised borders.









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Property Ref: MEL205297 - 0013

Tenure:Leasehold    EPC Rating: C    Council Tax Band: C    Service Charge:  
 384.12

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May

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