MELBOURNE
Sales & Lets

**Alma Street, Derbyshire, DE73 8GA**
**£235,000**

# 17 Alma Street, Melbourne, Derbyshire, DE73 8GA

Tucked away on Alma Street in the heart of Melbourne, this three-bedroom mid terrace offers flexible living space across three floors and a layout that feels far more spacious than first expected.

The ground floor comprises a comfortable front lounge alongside a well-sized fitted kitchen/diner to the rear, creating a practical everyday living space with plenty of room for dining and entertaining.

To the first floor are two bedrooms, including a generous double room and a further single bedroom ideal as a nursery, dressing room or home office. Occupying the top floor is an impressive principal bedroom along with a large four-piece bathroom suite featuring built-in storage and plenty of natural light.

Externally, the property enjoys a decked seating area leading onto a lawned garden, with the added convenience of rear access via a side alley to the front of the property.

Further benefits include UPVC double glazed windows and doors throughout, gas central heating and on-street parking. Positioned within walking distance of Melbourne's shops, pubs, cafés and local amenities, this is a home well suited to first time buyers, growing families or investors alike.

## Tenure
Freehold

## Council Tax Band
South Derbyshire Council

Council Tax Band : B

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

## Services
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
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 9am - 4pm.

## 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

## Hours Of Business
Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.

OOPS!
DAF
THE CITY GROUND 1862
NOTTINGHAM FOREST

Approximate total area(1)
756 ft²
Reduced headroom
55 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area(1)
278 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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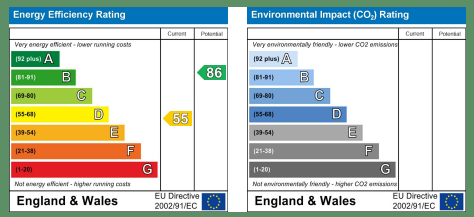


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