



**MELBOURNE**  
Sales & Lets

**Main Street, Wilson, Derbyshire, DE73 8AD**  
**£440,000**



Tenure  
Freehold

Council Tax Band  
North West Leicestershire

Council Tax Band : C

Viewings  
Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

Services  
Mains water and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Melbourne Sales & Lets, 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 property.

Hours Of Business  
Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.

