



MELBOURNE
Sales & Lets

Chapel Street, Derby, DE73 8EH
Offers Invited £240,000

21 Chapel Street, Melbourne, Derby, DE73 8EH

Located just a stone's throw from Melbourne Centre, this end-terrace property on Chapel Street is set back from the road and benefits from a private front garden.

The property features gas central heating, uPVC double-glazed windows and doors, as well as gardens to both the front and rear. Offered for sale with no onward chain, it is, in our opinion, ideal for a first-time buyer or anyone looking to upsize or downsize within the local area. This is an opportunity not to be missed.

The accommodation comprises a lounge, breakfast kitchen, and WC on the ground floor. To the first floor, there are two double bedrooms and a family bathroom, which consists of a low-flush WC, wash hand basin, and a bath with a shower over.

Externally, the front of the property offers a private garden with a pathway leading to the front door, as well as side access to the rear garden. The rear garden is well maintained and features a patio area, a good-sized lawn, and a shed positioned at the top.

Please contact us for further information.



Tenure

Freehold

Council Tax Band

Charnwood Borough Council / South Derbyshire Council

Council Tax Band : B

Viewings

Please contact Julie, Lauryn or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

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 - 5:30pm or Saturdays 10am - 3:30pm.

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

Monday to Friday 9am - 5.30pm - Excluding Bank Holidays.

Saturday 10am - 3:30pm.





