



MELBOURNE
Sales & Lets

Main Street, Derby, DE72 2BL
Offers Around £575,000

Externally, the property occupies a larger-than-average plot with open views to the rear. The garden also includes a bespoke outbuilding, currently used as a home gym, complete with lighting and heating, making it suitable for a variety of uses.

For more information or to arrange a viewing, please contact us.

Location

The property is situated in the highly sought-after village of Weston-on-Trent, a charming riverside community in Derbyshire. The village offers a selection of amenities including The Coopers Pub and village hall all within easy walking distance. Families benefit from nearby primary and secondary schools, while the scenic riverside setting provides attractive walking and cycling routes. With excellent transport links via the A50 road and close proximity to Derby, as well as East Midlands Airport, the village offers a perfect balance of peaceful village living and convenient commuter access.

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : D

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.

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.

