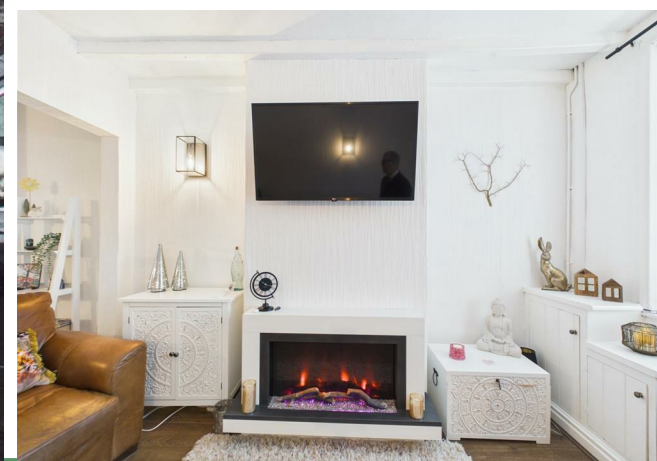




MELBOURNE
Sales & Lets

Commerce Street, Derby, DE73 8FT
£235,000

Upon entering, you are welcomed into an impressive 22'3" lounge/diner, offering a spacious and comfortable reception area. The room features a stylish electric fireplace, wall lighting and attractive laminate flooring, while a door provides access to the staircase leading to the first floor. As well as access to the cellar via a doors which leads down.

To the rear, the modern kitchen/breakfast room provides a well-appointed and practical space, with a range of fitted units and ample room for a dining or breakfast area. A rear door opens onto the garden, with steps leading down to the extensive outside space. The rear windows also benefit from integrated blinds, providing additional privacy.

The first floor comprises two well-proportioned double bedrooms and a modern three-piece family bathroom. The bathroom is currently accessed via Bedroom Two; however, there is potential to create a separate walkway, providing independent access to the bathroom and allowing Bedroom Two to become completely private.

Outside, the property benefits from a particularly generous rear garden, featuring a dedicated seating area, well-stocked flowerbeds and a useful shed positioned towards the bottom of the garden. A side door from the kitchen also provides access to a shared alleyway, offering convenient access to the street. To the bottom of the garden there is a gate upon to the shared alley to the side.

With its generous accommodation, useful rear extension and substantial garden, this property offers an excellent opportunity for those looking for a well-presented home within easy reach of local amenities.

Location & Amenities

The property is ideally situated on Commerce Street within the popular and well-established village of Melbourne, South Derbyshire. Melbourne offers an excellent range of local amenities, with a variety of independent shops, cafés, restaurants, public houses and everyday conveniences all within easy reach. The village also benefits from well-regarded local schooling, while excellent transport links provide convenient access to Derby, Nottingham, East Midlands Airport and the surrounding towns and villages. For those who enjoy the outdoors, there are a number of attractive walks and open spaces in and around Melbourne, making this a convenient location for both everyday living and leisure.

Tenure

Freehold

Council Tax Band

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.

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.

