

Stafford Close
Melbourne Derby

ashley adams

Stafford Close
Melbourne Derby DE73 8LD

for sale offers over
£155,000







Property Description

Are you looking to get your foot on the property ladder? Then look no further!! Ashley Adams are delighted to offer to the market a 3 bedroom SHARED OWNERSHIP property. The price stated is for a 50% share.

Shared ownership provides an affordable way for you to become a home owner, by buying a share in a new home and paying a subsidised rent on the remaining share. You will then have opportunity to purchase further shares in your home in the future up to 100%, which we call "staircasing", as further shares are purchased the rent reduces accordingly.

Stafford Close is idyllically situated in the heart of highly desirable Melbourne village and enjoys a high standard of amenities including the Sainsburys store, Post office, doctor's and dentist surgery and a wide range of quality public houses and restaurants whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads. In brief the accommodation comprises of an entrance hallway, lounge, open plan fitted kitchen/diner with French doors to the rear and ground floor cloaks/w.c To the first floor are three well proportioned bedrooms and family bathroom. Outside the property has a beautifully landscaped enclosed rear garden and has a driveway for two vehicles. Carpets are included in with the marketing price. The property is fully double glazed, gas centrally heated.

Entrance Hallway

Having a front composite entrance door leading to entrance hallway having carpeted flooring, carpeted staircase off to the first floor, central heating radiator, door off to: -

Lounge

Having UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring, further door off to: -

Inner Lobby

A small lobby area before the entrance to the kitchen having a useful large understairs store having light and power, hanging hooks, quality wood effect vinyl flooring, to the opposite side of this lobby area is a doorway leading to: -

Cloaks/Wc

A generous room having a two piece white suite comprising pedestal wash hand basin with chrome mixer tap over, ceramic tiled splashback, low level wc, central heating radiator, quality wood effect vinyl flooring continuing through from the inner lobby.

Kitchen Diner

Having a range of fitted matching base and wall units with laminate work surfaces over with matching upstands, single drainer one and a quarter bowl stainless steel sink unit with brushed chrome mixer tap over, Zanussi electric fan assisted oven, Beko induction hob with extractor fan over, stainless steel splashback to the cooking area, space for fridge freezer, Potterton boiler fitted to the wall units providing domestic hot water and central heating, space and plumbing for dishwasher, space and plumbing for automatic washing machine, the wood effect vinyl flooring continues through, double opening UPVC double glazed French doors to the rear elevation giving access to the garden, central heating radiator.

First Floor Landing

Having open spindle balustrade, carpeted flooring, UPVC double glazed window to the side elevation, loft access.

Bedroom One

A good sized double bedroom having UPVC double glazed window to the front elevation,

central heating radiator, recess for wardrobes if required, useful deep over stairs store.

Bedroom Two

Having carpeted flooring, UPVC double glazed window to the rear elevation, central heating radiator.

Bedroom Three

Having carpeted flooring, UPVC double glazed window to the rear elevation, bi-fold door fronted wardrobe with hanging rail and shelving, central heating radiator.

Family Bathroom

Having a double width glazed shower cubicle with mains shower, rain head and separate shower attachment, fully ceramic tiled to the cubicle, ceramic tiled splashback to pedestal wash hand basin with chrome mixer tap over, fitted LED mirror light over the sink area, low level wc, quality oak effect vinyl flooring, central heating radiator, extractor fan to the ceiling.

Outside

To the front of the property is a double width tarmac driveway providing side by side parking for two vehicles, paved pathway leading to the front door area with covered storm porch and lantern light, shared paved pathway giving access to neighbour's bins around the side of the property leading to a gate giving access to the rear garden.
The split level rear garden has been beautifully landscaped having Indian sandstone paved patio areas, for ease of maintenance there is a raised sleeper border to the rear of the garden inset with a variety of mature shrubs, fully enclosed with fenced boundary, sleeper edged retaining walls for the different levels, outside lantern light, outside tap.

Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

















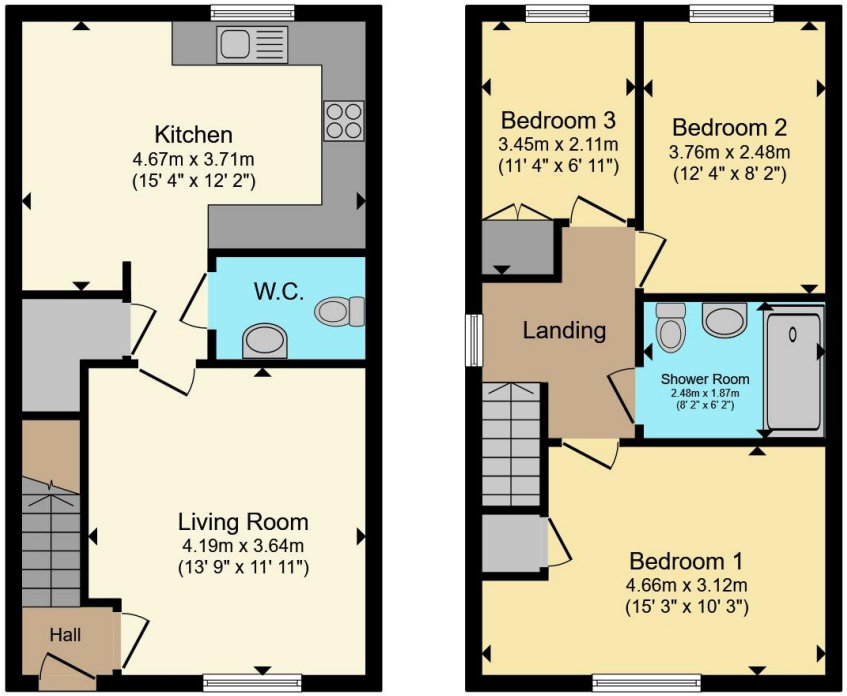

Ground Floor **First Floor**

Total floor area 83.1 m² (895 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Ashley Adams on

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39 Market Place Melbourne
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Property Ref: MEL206182 - 0004

Tenure:Leasehold EPC Rating: B Council Tax Band: C Service Charge: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 May

view this property online ashleyadams.co.uk/Property/MEL206182

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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