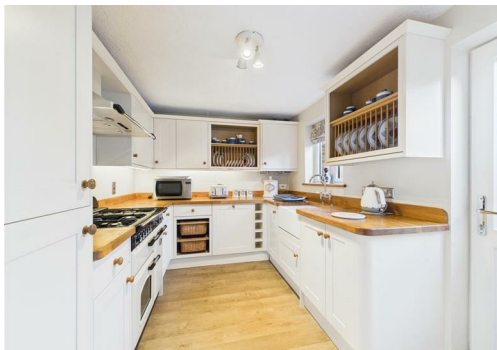


MELBOURNE

Sales & Lets



Jubilee Close, Derby, DE73 8GR

£445,000

We are delighted to bring to the market this fantastic opportunity to purchase an immaculate three-bedroom detached property, ideally positioned at the head of a quiet cul-de-sac in the heart of Melbourne. The property benefits from generous off-road parking for four vehicles, with three spaces on the private driveway and an additional space within the single garage. Offered for sale with no onward chain.

The accommodation briefly comprises a spacious entrance hall with staircase to the first floor, a useful storage cupboard, and access to the main living areas. There is a generous lounge featuring a log burner, a separate dining room, and a fully fitted kitchen complete with a Rangemaster gas cooker and a range of integrated appliances. Housed gas central heating boiler. Both the lounge and kitchen provide direct access to the rear garden.

To the first floor, the property offers three well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room with automatic ceiling lighting. A modern family bathroom completes the first-floor accommodation.

Externally, the property continues to impress. To the front is off-road parking for three vehicles and a single garage with an up-and-over door, power, lighting, and a rear access door leading directly into the garden. The rear garden is well maintained, private, and not overlooked, featuring a patio area, additional seating space, a good-sized lawn, and well-stocked borders.

For further information or to arrange a viewing, please contact our office.

Jubilee Close, Derby, DE73 8GR

Tenure

Freehold

Council Tax Band

South Derbyshire

Council Tax Band : E

Viewings

Please contact David, Julie 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 - 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.

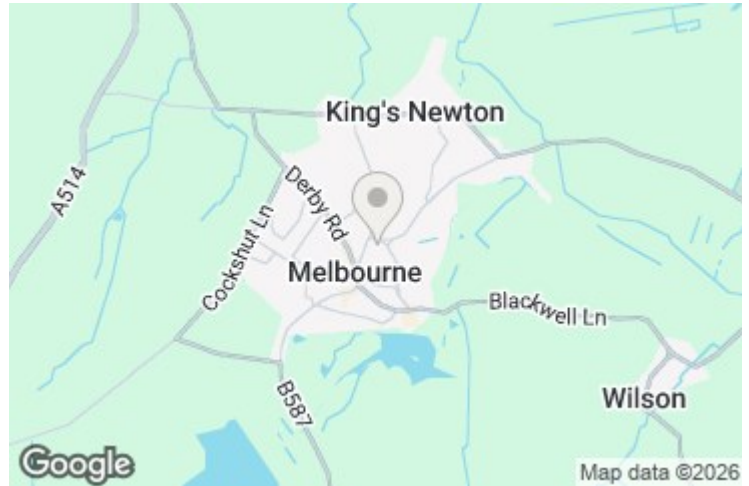
General Note

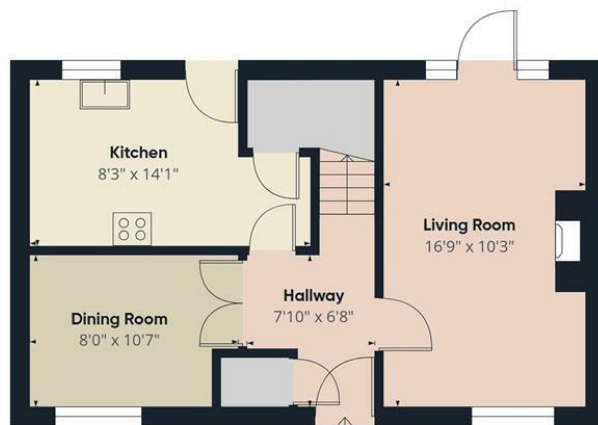
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection 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 - 5.30pm

Saturday 10am - 3:30pm.





Floor 0



Floor 1

Approximate total area⁽¹⁾
894 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |