



MELBOURNE
Sales & Lets

Blanch Croft, Derbyshire, DE73 8GG
£225,000

Rose's Cottage, 49 Blanch Croft, Melbourne, Derbyshire, DE73 8GG

Occupying a highly sought-after position on one of Melbourne's most popular streets, this charming three-storey, two-bedroom cottage offers a wonderful blend of character, versatility and modern convenience.

The property retains a wealth of original features, complemented by tasteful modern touches, while benefiting from gas central heating throughout. Offered to the market with the considerable advantage of no upward chain, the property is ideally suited to first-time buyers, professionals or investors alike.

The ground floor provides a welcoming lounge/diner alongside a well-appointed kitchen and storage below the stairs and an additional storage cupboard. The first floor offers a generous double bedroom and a spacious three-piece family bathroom, complete with shower over bath. Rising to the second floor is a further well-proportioned bedroom.

The property is grade 2 listed. It may be beneficial to note that it dates from about 1795 with many original features retained, which is unique in this row of cottages.

To the rear, the property enjoys a good-sized private garden, providing an excellent outdoor space.

A characterful and versatile home in a desirable Melbourne location. Early viewing is highly recommended to fully appreciate what this property has to offer.



Tenure

Freehold

Council Tax Band

South Derbyshire

Council Tax Band : B

Viewings

Please contact Lauryn, 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 - 5.00pm

Saturday 10am - 3:30pm.





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
655 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.

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