

Commerce Street, Melbourne, Derby. DE73 8FT

£225,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this charming two bedroom home located close to the heart of Melbourne. Enjoying two reception rooms; both with feature fireplaces (the dining room fireplace is ornamental).

Re-fitted kitchen with space for appliances. To the first floor there are two bedrooms and stylish re-fitted bathroom with white four-piece suite. Tastefully decorated throughout and ready to move into. Melbourne is a fantastic location with an excellent range of amenities including shops, restaurants and wonderful walks in the grounds of Melbourne Hall. Highly convenient for major link roads, East Midlands Airport and East Midlands Parkway.

FEATURES

- Lovely character home
- Well presented throughout
- Two receptions rooms
- Re-fitted kitchen with space for appliances
- Two bedrooms & re-fitted bathroom with 4-piece suite
- Well proportioned rear garden
- Much sought after location
- Excellent amenities and travel links



ROOM DESCRIPTIONS

Ground Floor

Accommodation

The property is approached via an exterior door into:

Living Room

3.35m x 3.52m (11' 0" x 11' 7") with ceiling light point set within a ceiling rose, double glazed sash window to front elevation, central heating radiator and feature fireplace with open fire creating a focal point.

Dining Room

3.17m x 3.28m (10' 5" x 10' 9") with ceiling light point, tiled flooring, central heating radiator, double glazed window to rear elevation, stairs leading to first floor and ornamental fireplace with stone mantle.

Kitchen

1.62m x 2.73m (5' 4" x 8' 11") re-fitted with a matching range of eye and base level units with wood effect worktops over with ceramic splashback tiling. Stainless steel sink unit with single drainer and mixer tap. Space for cooker, washing machine and undercounter fridge. Ceiling light point, central heating radiator, wall mounted boiler, tiled flooring continuing from the dining room, double glazed window to side elevation and double glazed exterior door leading to the rear garden.

First floor

Landing

1.63m x 3.39m (5' 4" x 11' 1") with ceiling light point, storage cupboard and loft hatch with pull-down ladder leading to roof space. The loft has power and lighting with velux window to rear.

Bedroom One

3.38m x 3.55m (11' 1" x 11' 8") with ceiling light point, central heating radiator and double glazed sash window to front elevation.

Bedroom Two

1.71m x 2.82m (5' 7" x 9' 3") with ceiling light point, central heating radiator and double glazed window to rear elevation.

Bathroom

1.77m x 3.28m (5' 10" x 10' 9") appointed with a white four-piece suite comprising of a full width walk-in shower with glass screen, encased panelled Whirlpool bath, pedestal wash hand basin and WC. Complementary ceramic splashback tiling with mosaic detail. Recessed spotlights to ceiling, chrome heated towel rail and obscure double glazed window to rear elevation.

Outside

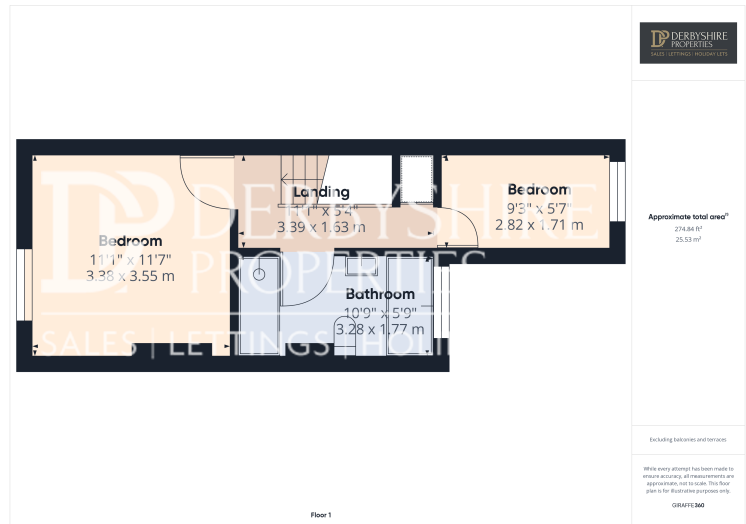
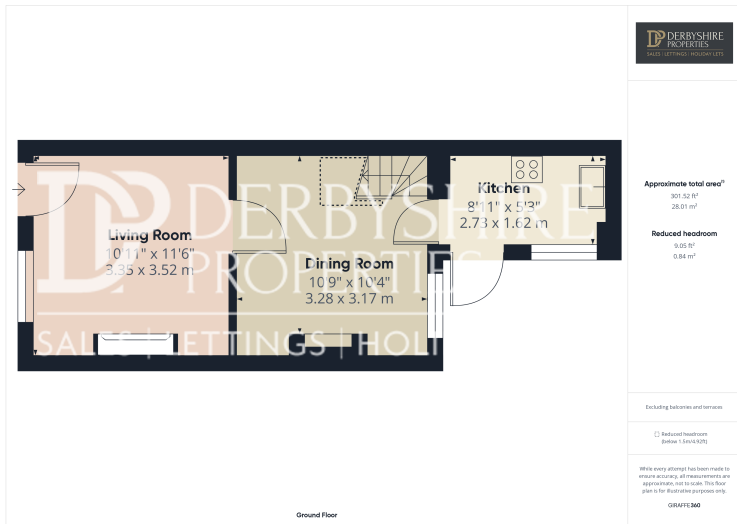
To the front of the property is a small garden with slate chippings and boundary wall. The rear garden has lawned sections, inset pathway leading to a seating area and timber shed. Outside tap and outdoor store.

Disclaimer

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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	