



## Tivey Way, Melbourne, Derbyshire DE73 8JS

**£250,000**

Welcome to Tivey Way, a charming property located in the heart of Melbourne, Derby. This delightful house boasts a cosy reception room, perfect for relaxing with family and friends. With two lovely bedrooms, there's plenty of space for a small family or guests to stay over. The property also features a well-appointed bathroom, ensuring convenience and comfort for all residents.

Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of city life. The quaint surroundings of Melbourne, Derby provide a picturesque backdrop for this lovely home.

Whether you're looking for a first home, a cozy retreat, or a smart investment opportunity, Tivey Way has the potential to fulfill your property dreams. Don't miss out on the chance to make this house your own and enjoy the comforts it has to offer.

# Tivey Way, Melbourne, Derbyshire DE73 8JS

## Entrance Lobby

Upvc door to the front.

## Lounge



Superb room enjoying oak flooring, upvc window to the front, two radiators, Upvc french doors to the rear.

## Dining Kitchen



Upvc window to front, an extensive range of fitted cupboards and worktops, built in oven, hob and extractor hood. Built in fridge and freezer along with a built in dishwasher and freestanding washing machine. single drainer sink unit radiator and door to rear garden.

## Downstairs WC

low flush wc, wash hand basin window to rear and radiator.

## Landing



Upvc window to rear, built in cupboard with central heating boiler. Loft access.

## Bedroom One



Radiator and upvc window to the front.

# Tivey Way, Melbourne, Derbyshire DE73 8JS

## Bedroom Two



## Outside



Upvc window to front radiator and triple wardrobes.

## Family Bathroom



## Rear garden



Well appointed with a 4 piece suite comprising separate shower cubicle, low level wc, pedestal wash hand basin, panelled bath, upvc window to rear and radiator.

enclosed rear garden with easy maintenance, patio, and gravelled sitting area outside light and tap.

## Off road Parking

2 allocated spaces to the rear of the property.

## Tenure

Freehold

## Council Tax Band

Council Tax Band : C

## Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or [loughborough@nickhumphreys.co.uk](mailto:loughborough@nickhumphreys.co.uk)

# Tivey Way, Melbourne, Derbyshire DE73 8JS

## 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 Nick Humphreys Estate & Letting Agents, 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

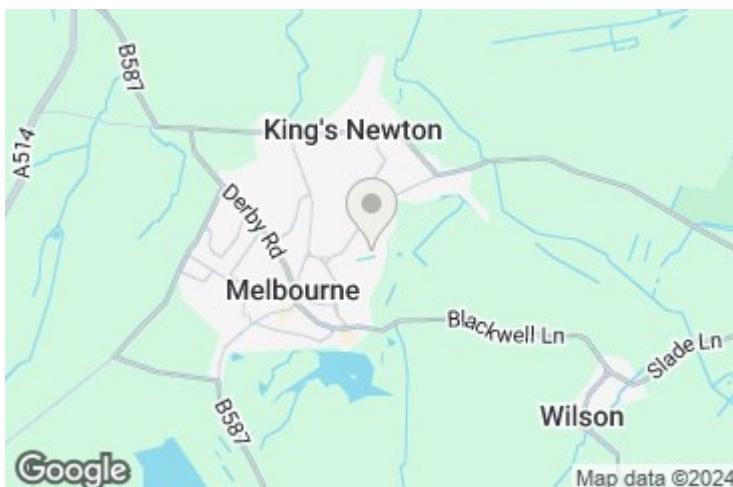
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being 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 till 5.30pm and Saturday, 9am till 4pm.





Approximate total area<sup>(1)</sup>

711.17 ft<sup>2</sup>

Reduced headroom

11.73 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) 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	