

NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986



Commerce Street, Melbourne, Derbyshire DE73 8FT

£224,950

Welcome to this charming property located on Commerce Street in the picturesque town of Melbourne, Derby. This delightful house offers a perfect blend of comfort and style, making it an ideal place to call home which has recently been refurbished with new decor and flooring.

Situated in a quaint neighbourhood, this property exudes a warm and inviting atmosphere from the moment you step inside. The house boasts a traditional British design with modern touches, creating a cosy and welcoming ambiance throughout.

With spacious rooms filled with natural light, this house provides ample space for both relaxation and entertainment. The well-appointed kitchen is perfect for whipping up delicious meals, while the comfortable living room offers a great space to unwind after a long day.

Upstairs, you will find well-proportioned bedrooms that provide a peaceful retreat for a good night's sleep. The property also features a lovely garden, ideal for enjoying a morning cup of tea or hosting summer gatherings with friends and family.

Located in the heart of Melbourne, Derby, this property offers easy access to local amenities, charming cafes, and beautiful parks, ensuring a convenient and enjoyable lifestyle for its residents.

Don't miss the opportunity to make this lovely house on Commerce Street your new home sweet home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

No upward chain.

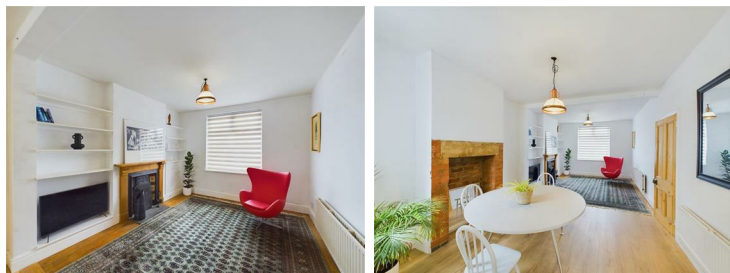
Commerce Street, Melbourne, Derbyshire DE73 8FT

Ground Floor

Entrance Hall

Door to the front, wooden floor

Lounge Area



Upvc bay window to the front, feature open fireplace, wooden floor and radiator

Dining Area



Feature fireplace, quarry tiled floor, radiator and useful cupboard under stairs

Kitchen



Upvc window to the rear, a range of fitted cupboards, central heating boiler, oven hob and extractor hood, plumbing for a washing machine and dishwasher.

Rear porch

tiled floor and doors and windows to the garden

First Floor

Landing

Bedroom One



upvc double glazed window to the front and radiator

Bathroom



4 piece suite comprising; low level wc, pedestal wash hand basin, separate shower cubicle and panelled bath. Towel radiator and Upvc window to the side.

Bedroom Two



Upvc window to the rear radiator and built in cupboard

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Outside

Rear garden

There are two separate rear gardens.

Directly behind the house is an enclosed rear garden with patio area, lawn and brick store.

Further rear garden with lawn and potential vegetable area or further lawn.

Tenure

Freehold

Council Tax Band

South Derbyshire

Council Tax Band : B

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.

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 Our 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.

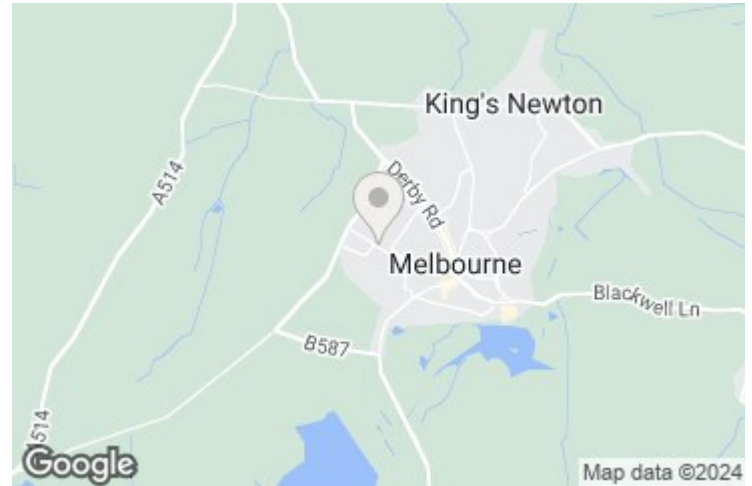
General Note

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.





Floor 0



Floor 1

Approximate total area¹⁾
934.93 ft²

(1) Excluding balconies and terraces

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