

## Station Road

Melbourne,

DE73 8EB

Offers Over £143,000

A PROPER "DO' ER UPPER". Looking for a property with PLENTY OF POTENTIAL, then look no further than this traditional VICTORIAN ONE BEDROOM MID TERRACED home on the popular Station Road, with 524 Sq ft of living space, a GOOD SIZED GARDEN, on street parking and NO UPWARD CHAIN



# Property Features

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- Victorian Terrace
- Requires Modernisation
- Huge Potential
- Cash Buyers
- Close to Town
- One Bedroom
- Large Bathroom
- Lounge
- Kitchen
- No Chain

## Full Description

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With huge potential to further adapt and improve, this is a great opportunity to acquire a one bedroom Victorian mid terraced home that requires complete modernisation, yet occupies a great position on Station Road within easy walking distance of the town centre and complemented by a good sized rear garden and on street parking. For those looking to add to their property portfolio, this little gem has all the right ingredients to be transformed into a great rental property or simply to create a fine home to simply live in and embrace the unique Melbourne Life-style.

Fronting onto Station Road with on street parking right outside, there is shared side pedestrian access to the rear and garden. Internally there is a front lounge, kitchen, on the first floor the bedroom is a good size, whilst the bathroom offers potential to re-organise and make a second bedroom. The rear garden needs attention but offers great scope and

has shared rear access to the rear onto Station Road

Perfectly positioned on Station Street, just at the bottom of Chapel Street, right in the heart of Melbourne town centre, you can enjoy the lifestyle that living in Melbourne offers, being within easy walking distance of all Melbourne's excellent local facilities including Melbourne Infant School, a host of excellent shops with Sainsbury's convenience store, independent food shops, delicatessens, coffee shops, restaurants and pubs. Melbourne is also well placed for ease of access into Derby city centre (8 miles) and the midlands motorway network with the A38, A50, M42 & M1 all within 10 minutes drive, together with East Midlands airport and East Midlands Parkway railway station

TENURE The property is Freehold

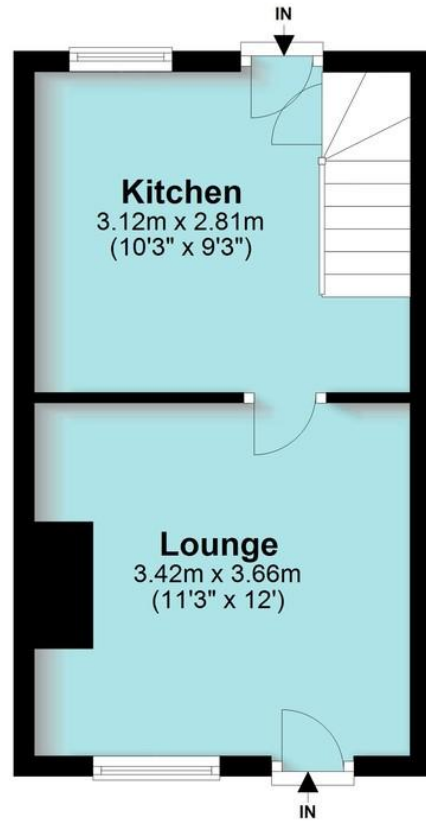
COUNCIL TAX The property is in band A



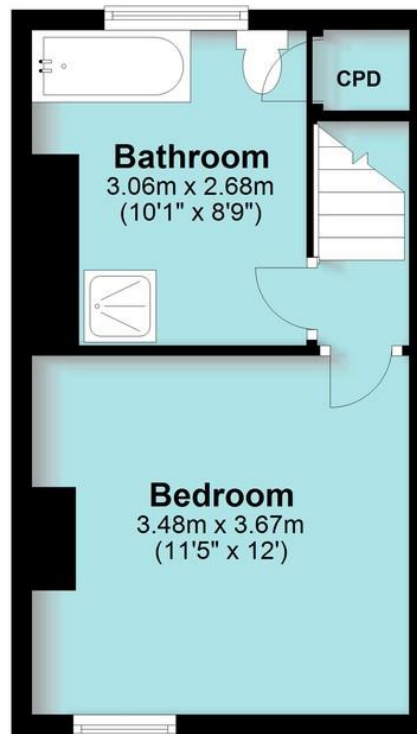




## Ground Floor



## First Floor



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Total area: approx. 48.7 sq. metres (524.2 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements