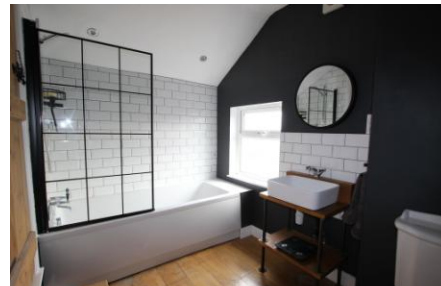




Victoria Street  
Melbourne  
DE73 8FR

Offers Over £265,000

STYLISH & BEAUTIFULLY PRESENTED 2 double bedroom extended VICTORIAN HOME OF CHARACTER with a FANTASTIC OPEN PLAN KITCHEN EXTENSION, lounge with a log burner, re-fitted luxury bathroom, LONG LAWNED GARDEN with DECKED & PAVED PATIO areas, two useful outside stores & ELECTRIC CAR CHARGER POINT



# Property Features

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- Victorian Terrace
- Stylish Interior
- Beautifully Presented
- Kitchen Extension
- Open Plan
- 2 Double Beds
- Luxury Bathroom
- Fitted Kitchen
- Long Garden
- No Chain

# Full Description

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A beautifully presented two bedroom extended Victorian terraced home with a stylish open plan interior which occupies an excellent plot and position on the popular Victoria Street, perfectly placed for a gentle walk into Melbourne town centre.

Deceptive by its appearance, the property affords a spacious versatile interior, beautifully presented & decorated throughout, complemented by the wonderful kitchen extension creating a real open plan feel, with French doors leading onto the patio area which is perfect for outdoor entertaining. Internally an efficient gas fired central heating system, UPVC windows and doors plus an electric car charger point, giving the property a current EPC rating of D.

A cosy front lounge with a feature fireplace with a flue connected for a log burner, the open plan extended dining

kitchen is very much the heart of the home, combining both dining and kitchen areas, with the fitted kitchen enjoying granite worktops & integrated appliances with French doors onto the garden. On the first floor are two double bedrooms with the main bedroom having built in wardrobes and a re-fitted luxury bathroom with a stylish suite. Fronting onto Victoria Street, there is on street parking with a useful electric car charger point and shared side access via the covered entry to the rear garden.

The rear garden has been designed with home entertaining in mind, with a paved patio off the kitchen, a separate brick utility room and a fantastic lawned rear garden, with a rear decked patio and brick store

Perfectly positioned on Victoria Street, you can really enjoy the lifestyle that living in Melbourne offers, being within easy walking distance of all Melbourne's excellent local shops including 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** We are advised the property is Freehold

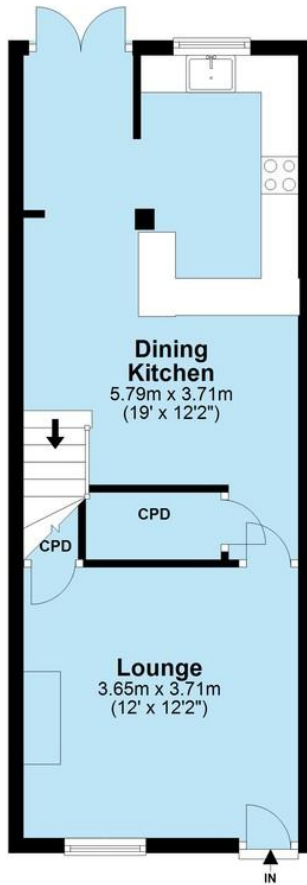
**COUNCIL TAX** The property is in Band C

**SPECIAL NOTE** We are advised that there is a lapsed planning consent for a loft conversion.

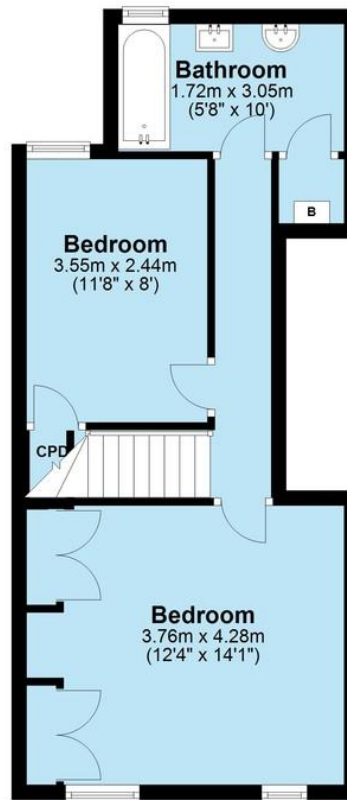




### Ground Floor



### First Floor



Total area: approx. 77.0 sq. metres (828.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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 are 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