



The Mews
Potter Street
Melbourne
DE73 8LQ

£365,000

A DISTINCTIVE 2 double bedroom GEORGIAN MEWS property full of CHARM & CHARACTER, occupying an EXCELLENT POSITION right in the heart of Melbourne Village centre, with an entrance hall, 2 reception rooms, BREAKFAST KITCHEN, large bathroom, parking for 1 car and NO UPWARD CHAIN



Property Features

- Georgian Home
- Character Features
- Village Centre
- Spacious Interior
- No Chain
- 2 Double Beds
- 2 Reception Rooms
- Breakfast Kitchen
- Ent Hall
- Parking 1 Car

Full Description

Living in the heart of Melbourne town centre offers a very unique lifestyle experience, with the convenience of everything on your doorstep with the everyday hustle and bustle, yet seconds away you can be in the quiet of Potter Street with its wide variety of properties.

Fronting onto Potter Street at it's junction with The Mews, the property is a distinctive Georgian 2 bedroom Mews style home, which was awarded the Melbourne Civic Society award in 1985 in recognition of its restoration, now affording a spacious well presented interior full of charm and character with over 1000 Sq ft of living space.

Offered to the market with No Upward Chain, the property benefits from gas central heating with a new system installed in 2021, sliding sash windows, revealed ceiling beams and is also within the Melbourne conservation area.

The spacious entrance hall gives access to both the lounge and separate dining room, the breakfast kitchen enjoys a re-fitted hob and oven, on the first floor are two good sized double bedrooms and bathroom with separate shower enclosure.

Fronting onto Potter Street there is side pedestrian and vehicular access to the rear and a parking space for one car.

Situated right in the heart of Melbourne village centre, you can certainly embrace the unique lifestyle that living in Melbourne offers. Just seconds from all the wonderful shops, boutiques and deli's, you are spoilt for choice and a leisurely stroll at the weekend is a popular pastime particularly Melbourne Hall grounds, vibrant pubs and restaurants are at the heart of the village, excellent village primary school and local bus services into Derby city centre.

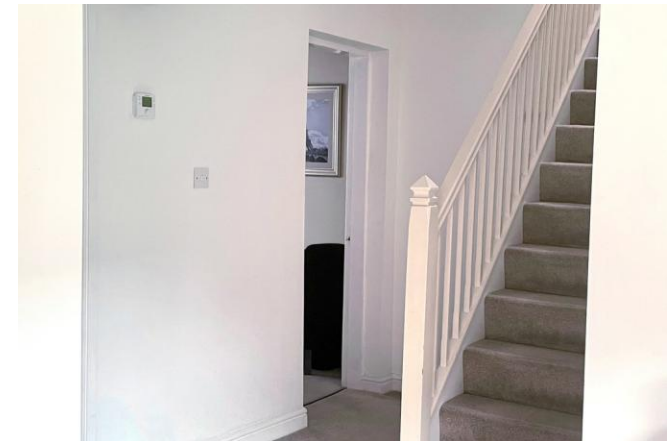
Melbourne also boasts a strategic location close to the midland's motorway network with J24 of the M1, M42, A50 linking perfectly, East Midlands airport is a stonethrow away and east midlands parkway railway station on the A453 providing swift access into London.

TENURE

We are advised the property is Freehold

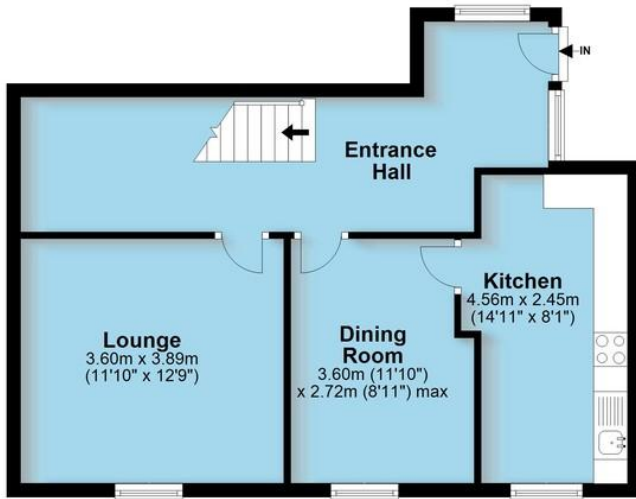
COUNCIL TAX

The property is in Band d

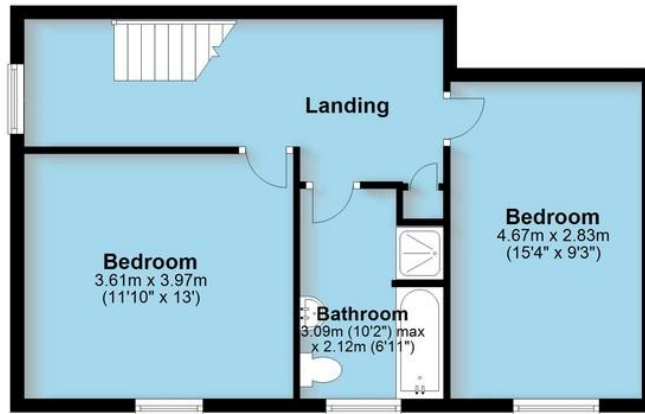




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 100.1 sq. metres (1077.6 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