



Chapel Street  
Melbourne  
DE73 8EH

£235,000

Embrace the MELBOURNE LIFESTYLE with this WONDERFUL 2 bedroom END OF TERRACED COTTAGE, situated right in the town centre, currently undergoing a program of modernisation, retaining much of the PERIOD CHARM & CHARACTER available for SPRING COMPLETION, show property available to view No Upward Chain



# Property Features

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- Charming Cottage
- End of Terraced
- Period Features
- Town Centre
- No Chain
- 2 Bedrooms
- Living Kitchen
- Shower Room
- Rear Garden
- On Street Parking

# Full Description

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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 as soon as you walk through the door you are hit by the peace and quiet of a beautiful home complemented by a delightful courtyard garden.

This is what's on offer with the delightful renovation and conversion of this former cottage, carefully split and sub divided into three small cottages, each with its own inherent character, careful to protect the period integrity of the age whilst skilfully blending all the modern requirements of modern day living, with the last one now available for spring completion.

With the first cottage now completed, you are able to see the standard of finish, including an efficient gas fired central

heating system, double glazing throughout, ensuring the property is both energy efficient and economical to run, bespoke shaker style kitchen with integrated appliances, luxury shower room, a wood floor in the open plan lounge and decorated throughout.

**No 9** is an end of terraced and is the perfect lock up and go or buy to let and will comprise of an open plan living kitchen with fitted units, first floor bedroom & shower room, with a versatile second floor bedroom or home office, no 9 also offers a small rear garden and on street parking.

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 spoiled 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.

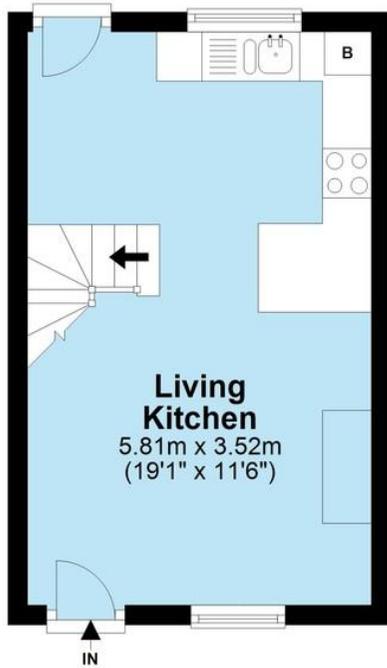
**TENURE** The property is Freehold

**PLEASE NOTE** Pictures show no 5

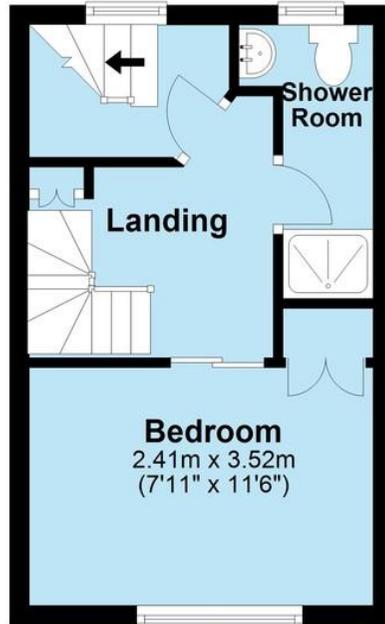




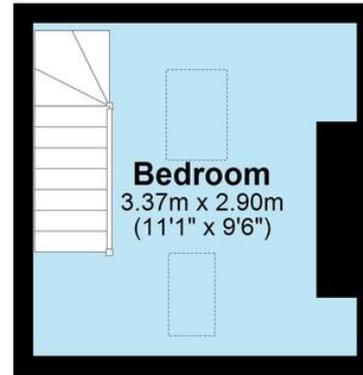
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 52.2 sq. metres (562.3 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