



43 Paget Road

Melbourne | DE73 8JW | Guide Price £260,000

ROYSTON  
& LUND



- Guide Price £260,000 - £270,000
- Separate Lounge
- Enclosed South Facing Garden
- Located in the Market Town of Melbourne
- EPC B
- Two Bedroom Home
- Kitchen with Patio Doors.
- Three Piece Shower Room
- Council Tax C
- Freehold





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Royston and Lund are delighted to bring to the market this two bedroom terraced home in the village of Melbourne.

Entering into the hallway you are greeted by the stairs to the front. On the right is a convenient downstairs w/c and access into a spacious lounge/diner with a window to the front of the property. There is a large under stairs storage and a door leading to the kitchen. Fitted with a range of modern floor and wall cabinets with built in appliances including a double oven, hob and extractor fan. Further room for freestanding appliances. Double patio doors lead to the south facing garden.

The first floor has two double bedrooms, the main room to the front has a built in storage cupboard. This floor is completed by a three piece shower room.

The rear garden is enclosed and is south facing; laid to lawn with well stocked borders and a patio area; ideal for relaxing and entertaining. To the front you have two parking spaces.

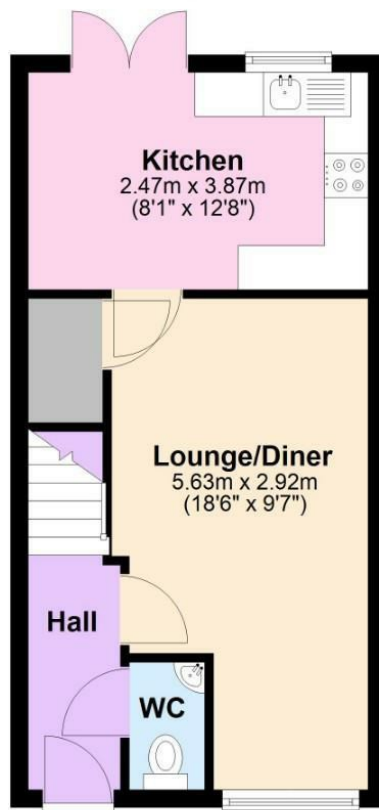
Melbourne is a market town in South Derbyshire and has a range of shops, cafes and public houses. The town has two schools; an infant and junior school, catchment for the Chellaston Academy and the Castle Donington College.





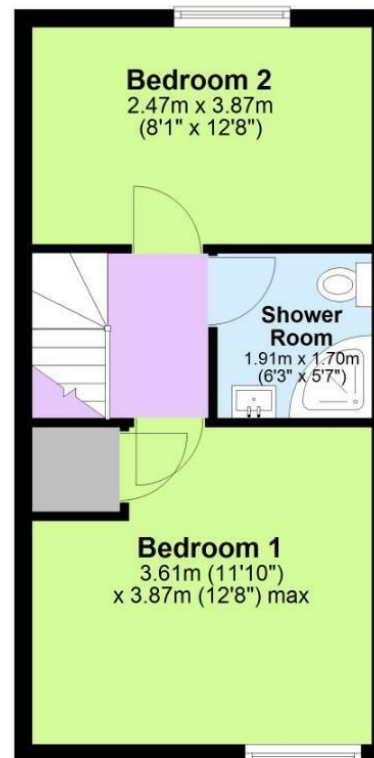
## Ground Floor

Approx. 31.7 sq. metres (341.0 sq. feet)



## First Floor

Approx. 31.5 sq. metres (339.2 sq. feet)



Total area: approx. 63.2 sq. metres (680.2 sq. feet)



## EPC

| Energy Efficiency Rating                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              |           | <b>96</b> |
| (81-91) <b>B</b>                                                | <b>83</b> |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not energy efficient - higher running costs                     |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|                                                                 | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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