



West Avenue, Derby, Derbyshire DE1 3HR

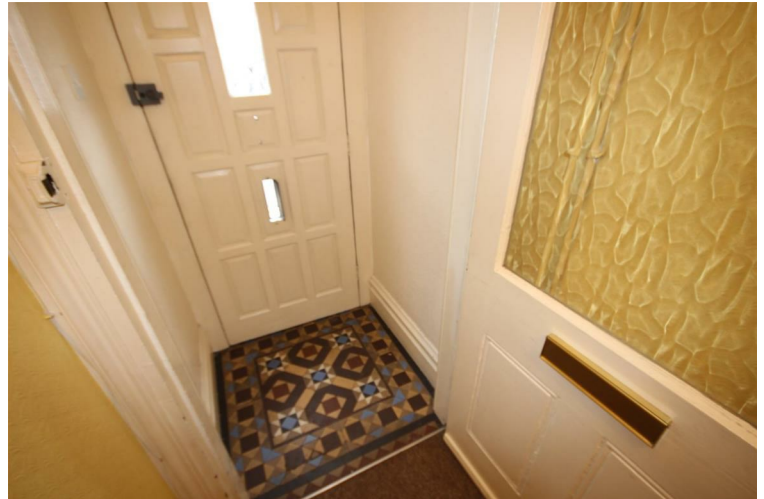
- FOUR BEDROOM HOME
- DINING ROOM KITCHEN
- EXCELLENT LOCATION
- FRONT RECEPTION
- UPSTAIRS BATHROOM
- FIVE LAMPS AREA
- REAR RECEPTION
- REAR GARDEN
- EPC RATING

Offers In The Region Of £225,000

A spacious four bedroom traditional mid terrace property in the sought after location within the Five Lamps area benefiting from a range of original features. The accommodation in brief comprises of an entrance hallway, cellar, lounge, separate dining room, kitchen/dining area. On the first floor are four bedrooms and a bathroom. Outside to the rear is an enclosed garden laid to lawn. The property could suit various buyers, buy to let student landlords or a family looking to be within easy walking distance of the city and local parks. No upward chain call to view.

ENTRANCE HALL

Front entrance door leads to the porch with minton floor and further door leads to the main hallway, having stairs leading up and doors leading off.



CELLAR

Access door from the hall with steps leading down to the cellar with lighting.

FRONT RECEPTION ROOM

12'9 x 12'3 (3.89m x 3.73m)

Good sized front reception room with fixed fire place and plinth, radiator and upvc double glazed window to the front.



REAR RECEPTION ROOM

13'2 x 10'1 (4.01m x 3.07m)

Separate rear reception room having feature fire surround, radiator and upvc double glazed window.



DINING KITCHEN

16'3 x 9'11 (4.95m x 3.02m)

Spacious dining room area kitchen having a selection of units, integrated appliances, single drainer sink unit, oven, hob, extractor, door to side, upvc double glazed windows to rear and side.



FURTHER PHOTO



FURTHER PHOTO



FIRST FLOOR LANDING

On the first floor is a long landing with two cupboards, glass loft hatch and doors leading off.

BEDROOM ONE

12'3 x 11'0 (3.73m x 3.35m)

Double bedroom with upvc double glazed window and central heating radiator.



BEDROOM TWO

13'2 x 10'2 (4.01m x 3.10m)

Again a double bedroom having upvc double glazed window and central heating radiator.



BEDROOM THREE

9'0 x 8'7" (2.74m x 2.62m)

With upvc double glazed window and central heating radiator.



BEDROOM FOUR

10'0 x 6'11" (3.05m x 2.11m)

Having upvc double glazed window and central heating radiator.



BATHROOM

Three piece suite having wc, wash basin, bath with wall mounted shower, radiator and upvc double glazed window.



OUTSIDE FRONT

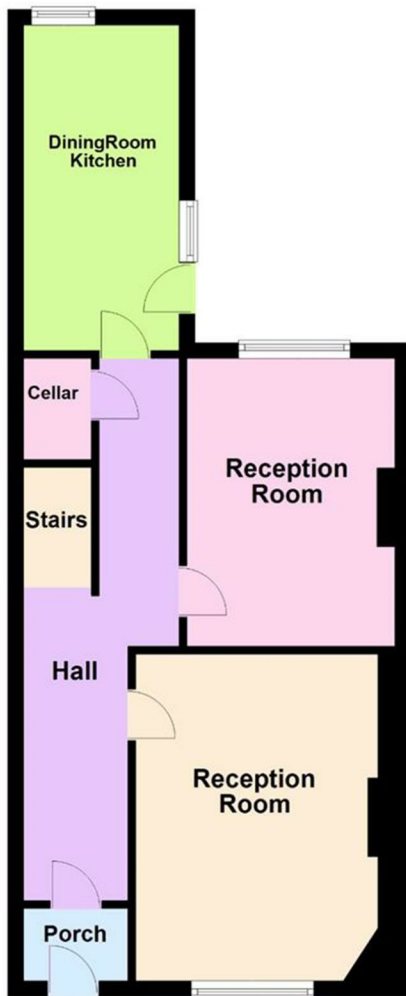


REAR GARDEN

Enclosed rear garden with patio area and lawn garden.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



Services

Mains water, gas and electricity are understood to be available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nicholas J Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers' regulations.

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with a purchase will be asked for identification i.e passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Viewing and Valuations

If you are thinking of selling we offer a FREE VALUATION SERVICE or if you would like to view this property please call your local branch on Burton 01283 528020 or Derby 01332 265662.