



## 6 West Avenue, Derby, DE1 3HR

**£139,950**



A well-located two bedroom terraced home in need of general modernisation offered for sale with no chain and vacant possession. An ideal first time buy or investment purchase.



# 6 West Avenue, Derby, DE1 3HR

£139,950



The gas centrally heated and UPVC double glazed accommodation comprises, front reception room, inner lobby with access to a cellar, rear reception room with stairs to the first floor, kitchen with an enclosed rear porch off. To the first floor there are two large double bedrooms and bathroom.

Externally there is an enclosed yard with side gated shared access to West Avenue where there is street parking requiring a residents permit.

Viewers are recommended to observe local parking restrictions. Parking is available to Parker Street at the end of West Avenue.

Located a short distance from the city centre, in the 'Five Lamps' area of Derby, the property is well located for local amenities as well as a comprehensive range of shopping and leisure outlets in the city centre.

An ideal first time buy or investment purchase.

## ACCOMMODATION

Entering the property through a UPVC double glazed door into:

### LOUNGE

11'9" x 11'3" (3.58m x 3.43m)

A typical front reception room having a UPVC double glazed window, fireplace with an inset gas fire and hearth, media connections, central heating radiator, inner glazed door into:

### INNER LOBBY

With access to a cellar with light.

### DINING ROOM

11'11" x 11'3" (3.63m x 3.43m)

The rear reception room has stairs leading to the first floor, laminate floor covering, fireplace surround with an inset electric fire and hearth, UPVC double glazed window, radiator, access into:

### KITCHEN

7'8" x 6'5" (2.34m x 1.96m)

Appointed with a range of fitted kitchen units, laminate work surfaces, stainless steel sink and drainer, radiator, UPVC double glazed window overlooking the rear garden, access into:

### REAR PORCH

8' x 3'10" (2.44m x 1.17m)

With fitted cupboards and laminate work surface, UPVC double glazed window and door to the rear garden.

### FIRST FLOOR

### LANDING

With independent access to all first floor rooms.

### BEDROOM ONE

14'8" x 11'4" (4.47m x 3.45m)

A particularly spacious bedroom having fitted wardrobes and cupboards, front facing UPVC double glazed window, radiator.

## BEDROOM TWO

12'7" x 11'4" (3.84m x 3.45m)

A second generous double bedroom having a rear facing UPVC double window, built-in cupboard with loft access, feature fireplace, radiator.

## BATHROOM

10'2" x 7'11" (3.10m x 2.41m)

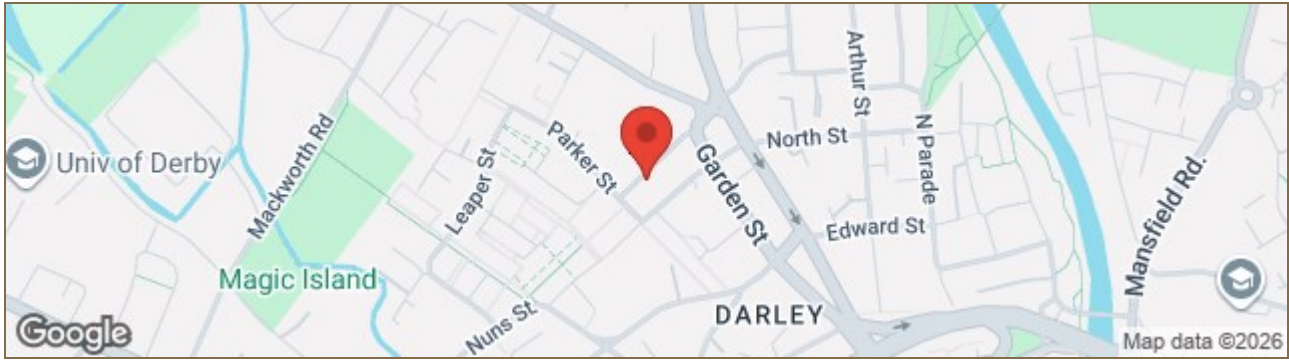
A spacious bathroom appointed with a three-piece suite comprising a bath with an electric shower over, pedestal wash and basin, low-level WC, wall mounted boiler, built-in airing cupboard, UPVC double glazed window, radiator.

## OUTSIDE

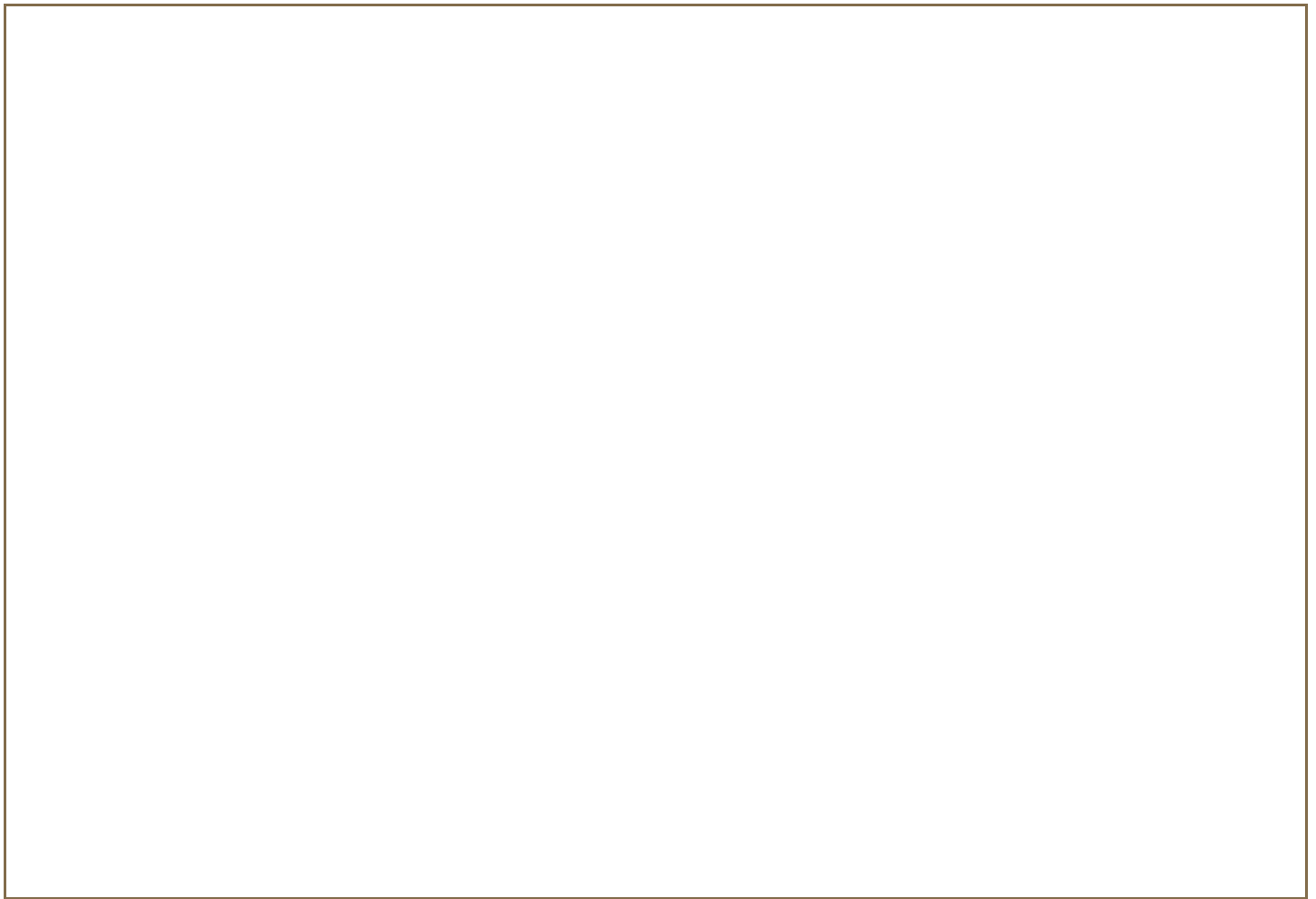
Externally there is an enclosed yard with side gated shared access to West Avenue where there is street parking requiring a residents permit.



## Road Map



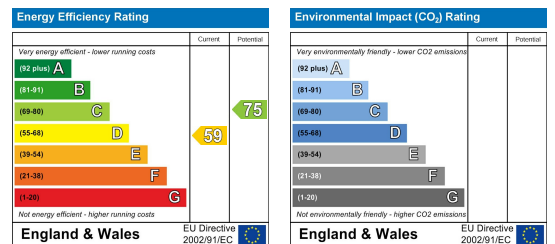
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)