



## 14 West Avenue, Derby, DE1 3HR

**£185,000**



A beautifully presented two double bedroom end of terrace in the Five Lamps area close to Kedleston and Duffield Road adjoining the city centre.



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## DIRECTIONS

Leaving the city centre heading north, get in the left lane for Kedleston Road on Garden Street turning left onto West Avenue immediately before the traffic lights. Viewers are advised to observe local parking restrictions.

The smartly decorated interior incorporates some replacement UPVC double glazed sash windows, gas central heating and briefly comprises, formal lounge, inner lobby with access to a cellar, rear dining room adjoining a fitted kitchen. To the first floor a passaged landing leads to two double bedrooms and a stylishly appointed shower room.

To the front of the property there is restricted street parking to residents only. Shared gated rear access leads to a pleasant garden with established planted borders, timber decked seating area and feature brick wall boundary.

West Avenue is located in the Five Lamps area of Derby close to convenience stores and petrol station, popular public houses, Darley Park and city centre.

An ideal first time buy.

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE

12'7" x 11'2" (3.84m x 3.40m)

Entering the property through a composite front door into a pleasant formal lounge with attractive painted floorboards, UPVC double glazed sash window with Venetian blinds, fireplace and hearth with an open fire, media connections, radiator.

#### INNER LOBBY

With access to a cellar.

#### DINING ROOM

12'7" x 11'2" (3.84m x 3.40m)

A spacious second reception with open plan access into the kitchen with ample space for a dining table and chairs, rear facing double glazed window, laminate flooring, stairs to first floor, radiator.

#### KITCHEN

Appointed with a range of fitted wall and base units with hand-painted cupboard and drawer fronts, solid wooden work surfaces, tiled walls, stainless steel sink and drainer, space

for a gas cooker, undercounter fridge and washing machine, wall mounted boiler, double glazed window and timber panelled door to the garden.

## FIRST FLOOR

### LANDING

A passaged landing with independent access to all first floor rooms and loft.

### BEDROOM ONE

12'7" x 11'3" (3.84m x 3.43m)

A generous double bedroom with space for all furniture, front facing UPVC double glazed sash window with Venetian blinds, twin chimney breast recesses, radiator.

### BEDROOM TWO

11'4" x 9'9" (3.45m x 2.97m)

A generous second bedroom with exposed wooden floorboards, built-in store cupboard, rear facing UPVC double glazed sash window, twin chimney breast recess, radiator.

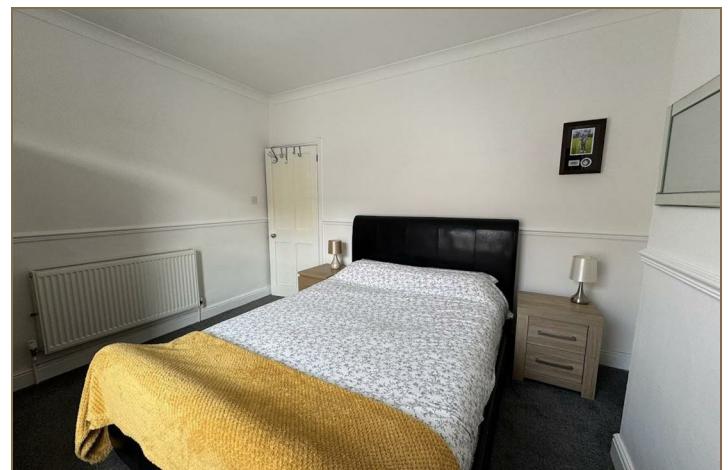
### SHOWER ROOM

7'10" x 6'5" (2.39m x 1.96m)

Beautifully appointed and tiled with a large walk-in low profile shower tray with screen, mains overhead shower and additional regular shower head, a contemporary styled wash basin sits neatly on a two drawer vanity unit, low level WC, UPVC double glazed bay window, towel radiator.

### OUTSIDE

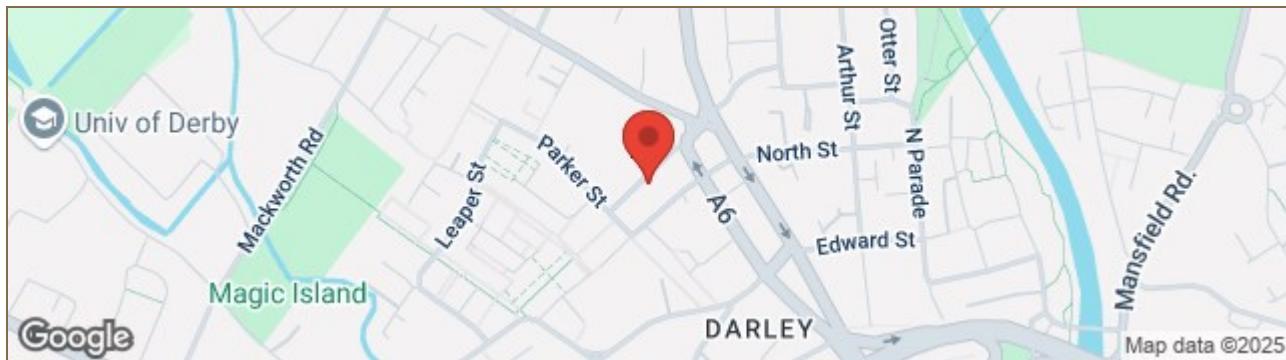
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## Road Map



## Floor Plan



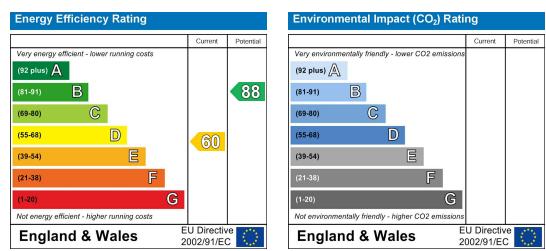
## Viewing

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

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## Energy Efficiency Graph



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