



## 12 Abingdon Street, Derby, DE24 8FZ

**£270,000**



An interesting five bedroom semi-detached property providing impressive accommodation over three floors also featuring off road parking, a brick garage/workshop and side gardens attractively offered for sale with no chain.



# 12 Abingdon Street, Derby, DE24 8FZ

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The sale of this spacious property will be of interest to the large growing family buyer and investment buyers due to rental potential.

The gas centrally heated and UPVC double glazed accommodation comprises, enclosed porch, formal hallway, front lounge with bay window, large second reception room continuing into a modern fitted kitchen, utility room and shower room with WC.

To the first floor a split level landing with stairs continuing to the second floor, leads into three generous bedrooms and bathroom.

On the second floor is easy access into the remaining loft space, bedroom four leading directly into bedroom five with wash basin.

Externally, the property has a driveway providing off road parking, brick built garage/workshop, covered area and generous side gardens.

Abingdon Street is located directly off Osmaston Road located between Derby city and Allenton close to the Ascot Drive commercial and industrial area.

A highly impressive property worthy of a detailed viewing.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Entering the property through a UPVC double glazed door into an enclosed porch with an attractive tiled floor, UPVC double glazed windows, beautiful wooden panelled door into:

#### HALLWAY

A formal hallway with stairs leading to the first floor with feature wooden handrails, useful open store area beneath, radiator.

#### LOUNGE

16' into bay x 13'11" (4.88m into bay x 4.24m)

A spacious reception room with high ceilings and UPVC double glazed bay window, gas fire, media connections and radiator.

#### DINING ROOM

17'5" x 12'7" (5.31m x 3.84m)

A second large reception room again with high ceilings, tall UPVC double glazed window, feature sash window, radiator.

## KITCHEN

17'2" x 10'1" (5.23m x 3.07m)

A very spacious kitchen is appointed with a generous range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled walls, stainless steel sink and drainer, electric oven, gas hob and extractor fan, space for all other appliances, vinyl flooring, UPVC double glazed window, radiator.

## UTILITY ROOM

7'11" x 5'10" (2.41m x 1.78m)

With rear UPVC double glazed door and window, wall mounted Vaillant boiler, vinyl flooring.

## SHOWER ROOM

Appointed with a low level WC and wash basin, wall mounted mains shower (currently with no tray), vinyl wall panels, half height tiling, UPVC double glazed window, chrome towel radiator.

## FIRST FLOOR

### SPLIT LEVEL LANDING

With stairs continuing to the second floor, side UPVC double glazed window.

### BEDROOM ONE

13'11" x 13' (4.24m x 3.96m)

A large double bedroom with UPVC double glazed windows to the front and side elevations, gas fire, radiator.

### BEDROOM TWO

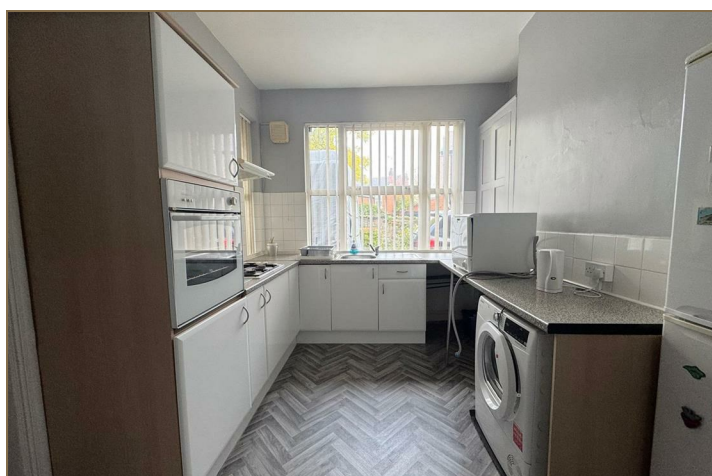
12'8" x 10'9" (3.86m x 3.28m)

A further spacious bedroom with UPVC double glazed window, vinyl flooring, radiator.

### BEDROOM THREE

10'9" x 10' (3.28m x 3.05m)

A further spacious bedroom also with a side UPVC double glazed window, radiator.



## BATHROOM

14' x 5'11" (4.27m x 1.80m)

Appointed with a white three piece suite comprising a panelled bath with a shower attachment over, wash basin and WC, two UPVC double glazed windows, built-in store cupboards, radiator.

## SECOND FLOOR

### LOBBY LANDING

With access into a sizeable remaining loft area.

### BEDROOM FOUR

12'8" x 10'6" (3.86m x 3.20m)

With side UPVC double glazed dormer window, radiator, door into:

### BEDROOM FIVE

16'5" x 10'7" (5.00m x 3.23m)

A large bedroom also with a side UPVC double glazed dormer window, sink, radiator.

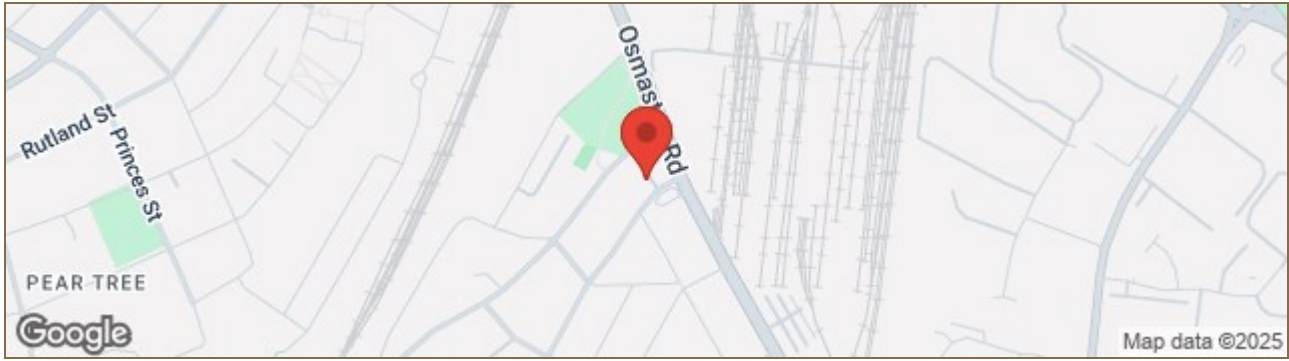
## OUTSIDE

Externally, the property has a driveway providing off road parking, brick built garage/workshop, covered area and generous side gardens.

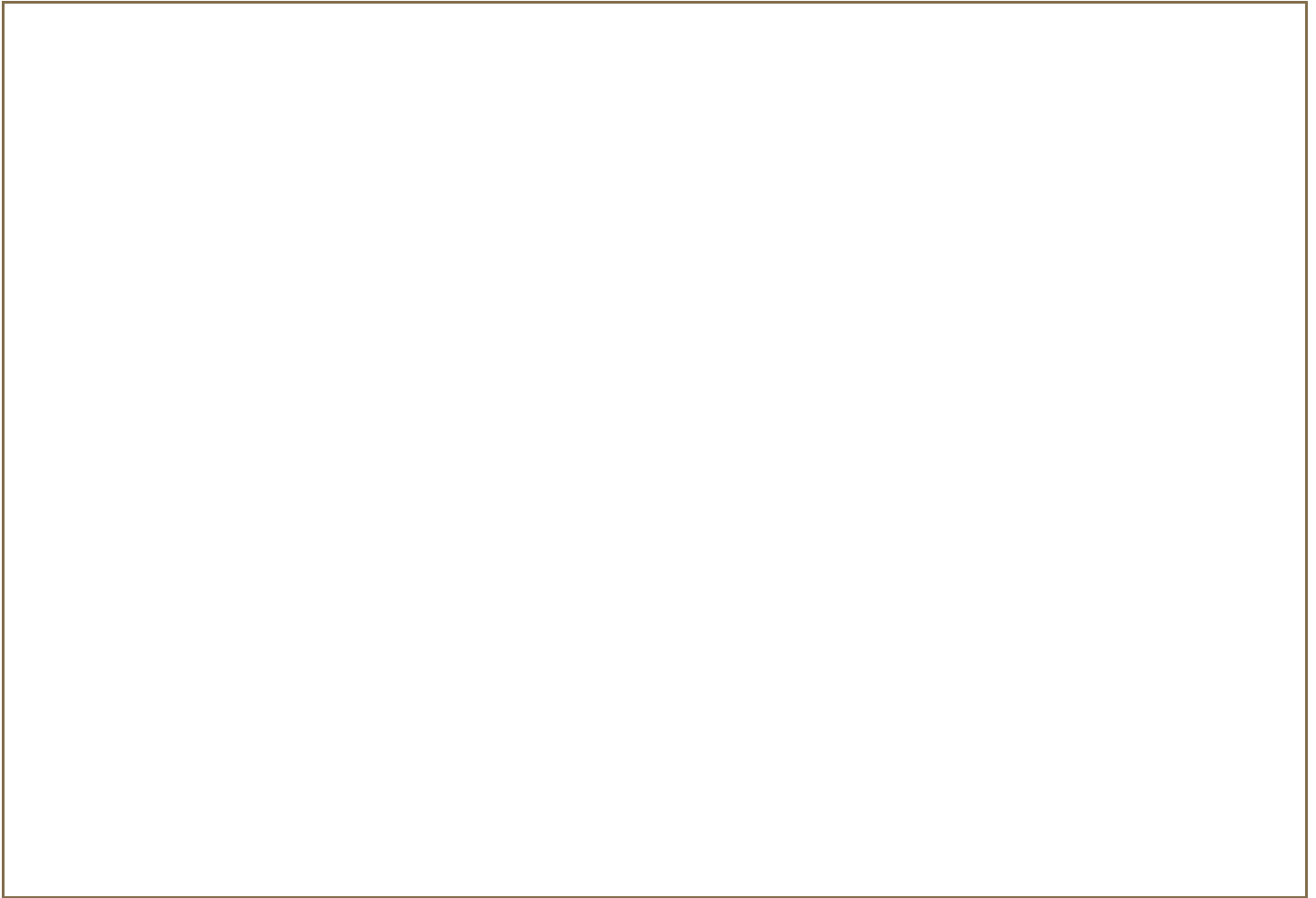




## Road Map



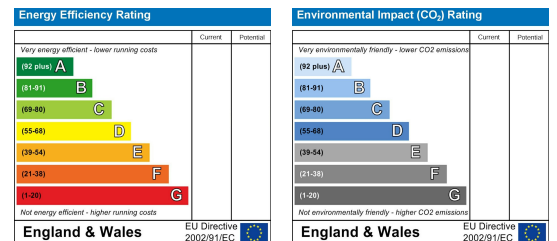
## Floor Plan



## 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



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