



Eaton Avenue  
Allestree Derby



### Property Description

Hall & Benson are delighted to bring to market this three bedroom detached home situated on this highly sought after residential area. The property is being sold as vacant possession with no upward chain, an internal inspection is highly advised. To the ground floor is a dining room, kitchen, cloakroom and lounge with sliding patio doors. To the first floor is a landing leading to the three bedrooms and bathroom with separate WC. Externally to the front is a paved driveway and an enclosed rear garden. If you would like any more information or would like to arrange a viewing please do not hesitate to contact Hall & Benson today!

### Ground Floor

#### Entrance Hallway

Accessed through door to side. Carpeted flooring with radiator.

#### Lounge

17' 2" x 14' 7" (5.23m x 4.45m)

Carpeted flooring, 1 radiator 2 side windows double glazed, with sliding doors to the rear elevation accessing the garden.

#### Dining Room

11' 9" x 10' 11" (3.58m x 3.33m)

Carpeted flooring, double glazed bay window to front elevation with one radiator.

#### Kitchen

7' 8" x 11' 11" (2.34m x 3.63m)

Tiled flooring, with double glazed privacy glass door to side accessing the garden and double glazed window to rear elevation.

#### Cloakroom

With a double glazed, frosted window to the front elevation. A WC and sink.

## First Floor

### Landing

Double glazed window to front elevation and access to loft.

### Bedroom 1

10' 11" x 14' 8" (3.33m x 4.47m)

Carpeting flooring, with double glazed window to rear elevation and side, one radiator, built in wardrobe and draws.

### Bedroom 2

10' 9" x 10' 11" (3.28m x 3.33m)

Carpeted flooring with double glazed bay window to front elevation, one radiator.

### Bedroom 3

7' 8" x 7' 4" (2.34m x 2.24m)

Carpeted flooring, double glazed window to rear with built in wardrobe, cupboard and desk.

### Bathroom

Carpeted flooring, bath with shower head attachment and pedestal sink. Double glazed privacy glass window to side.

### WC

Tiled flooring, with toilet. Double glazed privacy glass window to side.

### Outside

Drive and garage with front and rear garden.

## Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

## Agents Notes

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

**T 01332 555 945**  
**E [allestree@hallandbenson.co.uk](mailto:allestree@hallandbenson.co.uk)**

E7 Park Farm Centre Park Farm Drive  
 DERBY DE22 2QQ

**EPC Rating: F**

Tenure: Freehold

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