

Fletcher & Company

33 West Avenue, Derby, Derbyshire, DE1 3HS

Offers Around £265,000

Freehold



- Victorian Terraced Home
- Entrance Hall with Minton Floor & Cellar
- Through Lounge / Dining Room
- Large Kitchen with Conservatory off
- Three Bedrooms & Bathroom
- Potential for Attic Conversion
- Ideal For Investment
- Residential Only Parking
- Close to Darley Park and City Centre
- Easy Access to Derby University





Summary

A superbly positioned, three bedroom, traditional, palisaded terrace property located in the popular Five Lamps area of Derby, just north of Derby City centre.

This is a superbly positioned, palisaded, traditional, mid-terrace located within the Five Lamps area of Derby. Due to the size and close proximity to the city centre and Derby university, this property lends itself for use as a potential house of multiple occupancy or student let. The property is ripe for an attic conversion to form an additional bedroom (Subject to necessary planning consents).

The property is double glazed and gas central heated with entrance hall with Minton floor and cellar off, lounge open to dining room and large kitchen with conservatory off. The first floor landing leads to three bedrooms and a well-appointed bathroom. To the rear of the property is a pleasant, low maintenance garden.

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The Location

The property's position within Five Lamps gives easy access to Derby City centre, the Cathedral Quarter and Irongate, with a varied selection of shops, restaurants, cafes and bars. There is also a regular bus service into Derby City centre and north towards the market town of Belper. Also within easy reach is beautiful Darley Park and the river Derwent.

Accommodation

Ground Floor

Porch

3'1" x 2'5" (0.95 x 0.75)

A panelled and double glazed entrance door provides access to porch with multi-paned door to hallway.

Hallway

22'0" x 5'6" (6.71 x 1.69)

Featuring Minton tile flooring, central heating radiator, door to cellar and staircase to first floor.

Through Living Room /Dining Room

Living Area

11'5" x 11'1" (3.50 x 3.38)

Comprising a lounge with fireplace, central heating radiator, decorative coving, picture rail and ceiling rose and double glazed window.



Dining Area

13'2" x 10'0" (4.02 x 3.05)

The dining area features a fireplace, central heating radiator, decorative coving, picture rail and ceiling rose and double glazed French doors to garden.



Large Kitchen

17'4" x 10'1" (5.30 x 3.08)

With granite effect work tops with tiled surrounds, inset one and a quarter sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate electric hob with built-in oven beneath, appliance spaces suitable for fridge freezer, dishwasher and washing machine, central heating radiator, double glazed window and door to side and sliding door to conservatory.



Conservatory

14'3" x 9'2" (4.36 x 2.81)

A UPVC double glazed construction with views over the garden which is accessed via French doors.



First Floor Landing

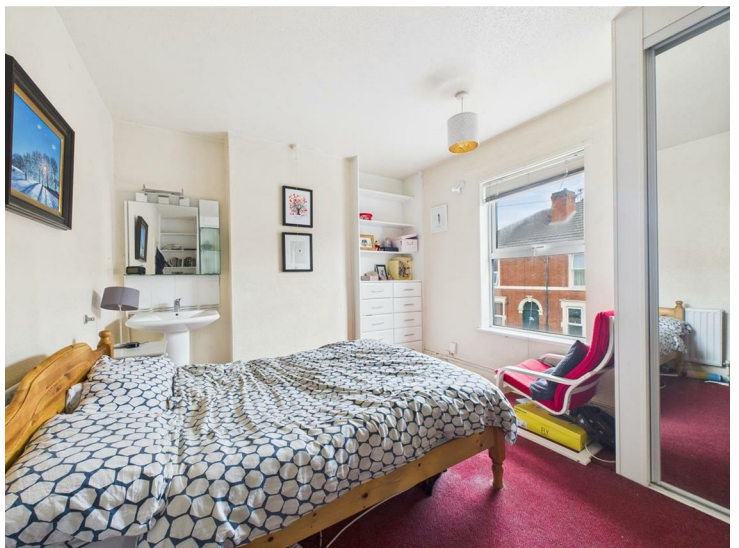
13'1" x 10'11" x 3'9" x 2'6" (4.00 x 3.33 x 1.16 x 0.78)

A semi-galleried landing with useful storage cupboard and access to loft space (Ideal for conversion, subject to planning permission).

Bedroom One

13'10" x 11'2" (4.22 x 3.42)

Having a central heating radiator, fitted wardrobes with sliding mirrored doors, fitted bookcase and drawers, pedestal wash handbasin and double glazed window to front.



Bedroom Two

13'2" x 10'0" (4.02 x 3.05)

With central heating radiator and double glazed window to rear.



Bedroom Three

9'7" x 7'1" (2.94 x 2.16)

Having a central heating radiator, wall mounted Worcester gas fired boiler and double glazed window to side.

Bathroom

10'0" x 5'11" (3.07 x 1.81)

Fully tiled with a low flush WC, vanity unit with wash handbasin and drawer beneath, panelled bath with shower over, heated towel rail/radiator and double glazed window.



Outside

To the rear of the property is a pleasant, private garden with shared access to the front. A low maintenance garden with large patio area with herbaceous borders containing plants and shrubs.



Council Tax Band B



Floor 0

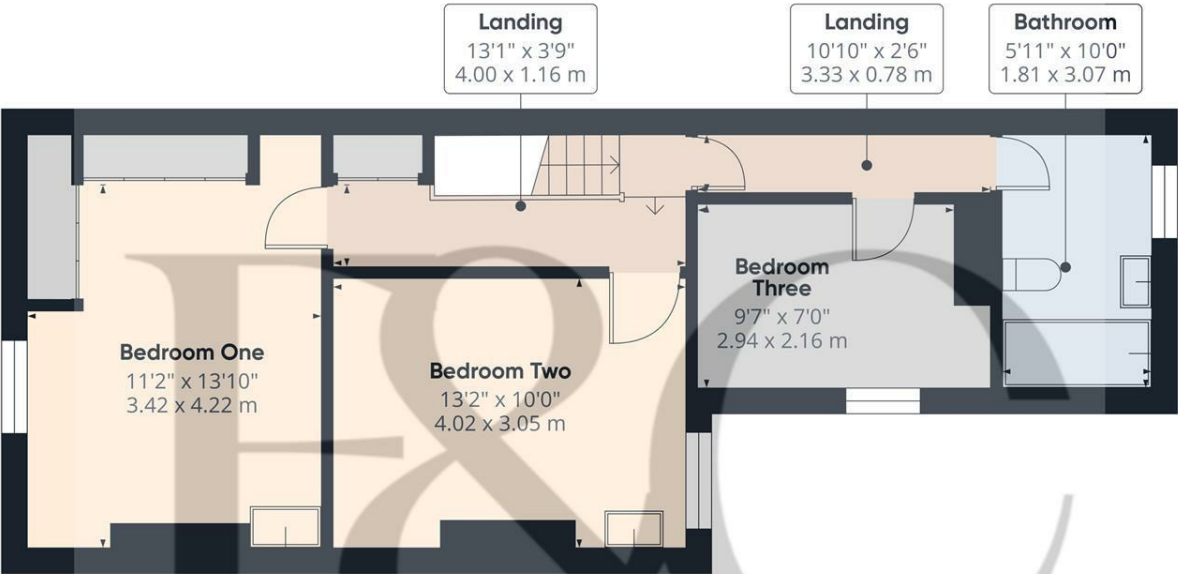
Approximate total area⁽¹⁾
567 ft²
52.6 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area⁽¹⁾
517 ft²
48.1 m²

(1) Excluding balconies and terraces.

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Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

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