



## 18 Abingdon Street, Derby, DE24 8FZ

**£159,950**



A far larger than average, very well presented three/four bedroom mid-terrace with hallway, which offers excellent accommodation for a family or for rental investment.



# 18 Abingdon Street, Derby, DE24 8FZ

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## DIRECTIONS

Approaching the property on Osmaston Road from Derby, proceed straight through the two sets of traffic lights at the junctions with Douglass Street and Litchurch Lane, taking the third right onto Abingdon Street where the subject property will be found on the right.

The property is attractively offered for sale with no upward chain and vacant possession.

The gas centrally heated and UPVC double glazed accommodation comprises, enclosed entrance porch leading into a hallway, bay-windowed lounge/potential bedroom four, dining room leading into a large kitchen. To the first floor there are three well-proportioned double bedrooms and shower room.

Externally there is a walled forecourt with gate leading to the front door. Gated side access leads into a private garden with patio, pathway, hedge and two brick outbuildings.

Abingdon Street is accessed directly from Osmaston Road close to Ascot Drive, Florence Nightingale Community Hospital (formally DRI) and the city centre.

The property benefits from internal fire doors and the property has been previously let on an HMO basis. An ideal investment opportunity.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Main timber panelled front door with inset glazed window and window over, inset floor mat, inner door into:

#### HALLWAY

With Minton tiled floor, attractive coving, useful understairs store, radiator.

#### FRONT ROOM

14'4" x 10'1" (4.37m x 3.07m)

A generous bay-windowed reception room or for alternative use as a bedroom, attractive coving, ample space for furniture, UPVC double glazed windows and radiator.

#### DINING ROOM

13'3" x 12'4" (4.04m x 3.76m)

A further spacious reception room or communal room having a rear facing UPVC double glazed window, stairs to the first floor, laminate flooring, radiator.

#### KITCHEN

15'7" x 8'5" (4.75m x 2.57m)

A generous kitchen being appointed with an excellent range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled walls, stainless steel sink and drainer, electric oven and hob with extractor fan over, space for a

washing machine and American style fridge, wall mounted combination boiler, vinyl flooring, UPVC double glazed windows, timber panelled back door and radiator.

## FIRST FLOOR

### LANDING

Passaged with independent access to all first floor rooms.

### BEDROOM ONE

13'3" x 11'11" (4.04m x 3.63m)

A spacious double bedroom with a front facing UPVC double glazed window, fitted wardrobe and radiator.

### BEDROOM TWO

12'4" x 10'1" (3.76m x 3.07m)

A second spacious double bedroom with built-in cupboard, rear facing UPVC double glazed window and radiator.

### BEDROOM THREE

8'11" x 8'6" + entry lobby (2.72m x 2.59m + entry lobby)

A third generous bedroom having a rear facing UPVC double glazed window, fitted wardrobe and radiator.

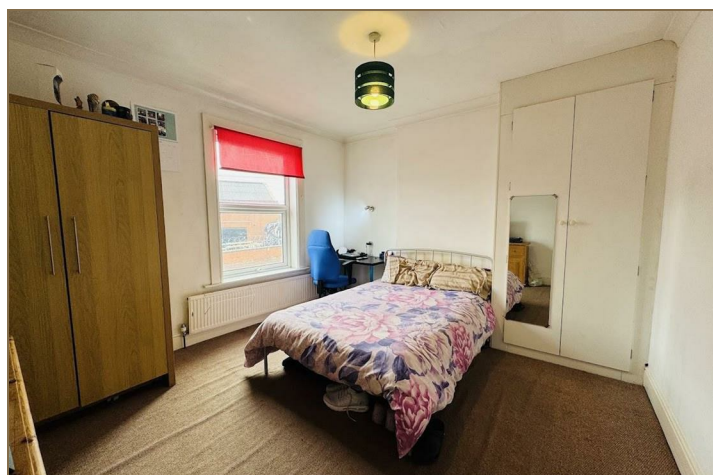
### SHOWER ROOM

6'3" x 4'7" (1.91m x 1.40m)

Appointed with a three piece suite comprising a corner shower cubicle with electric shower and glazed screen door, wash basin and WC, vinyl flooring, UPVC double glazed window, extractor fan and radiator.

### OUTSIDE

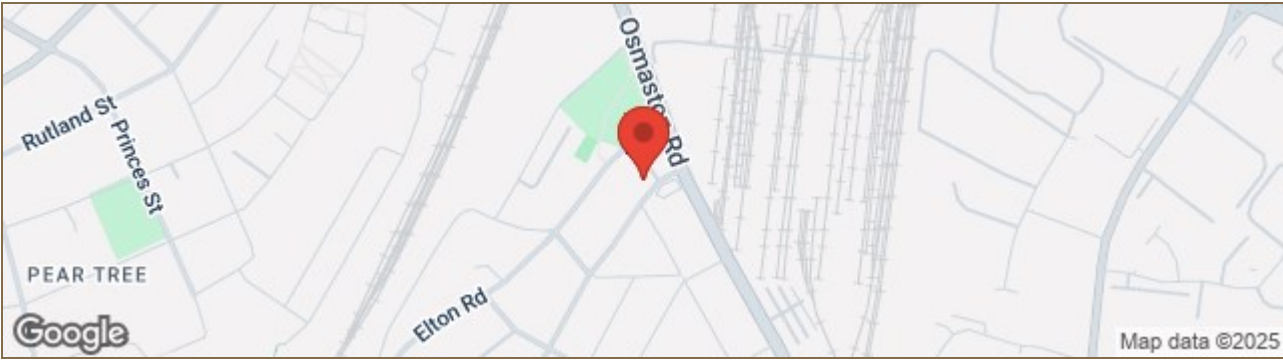
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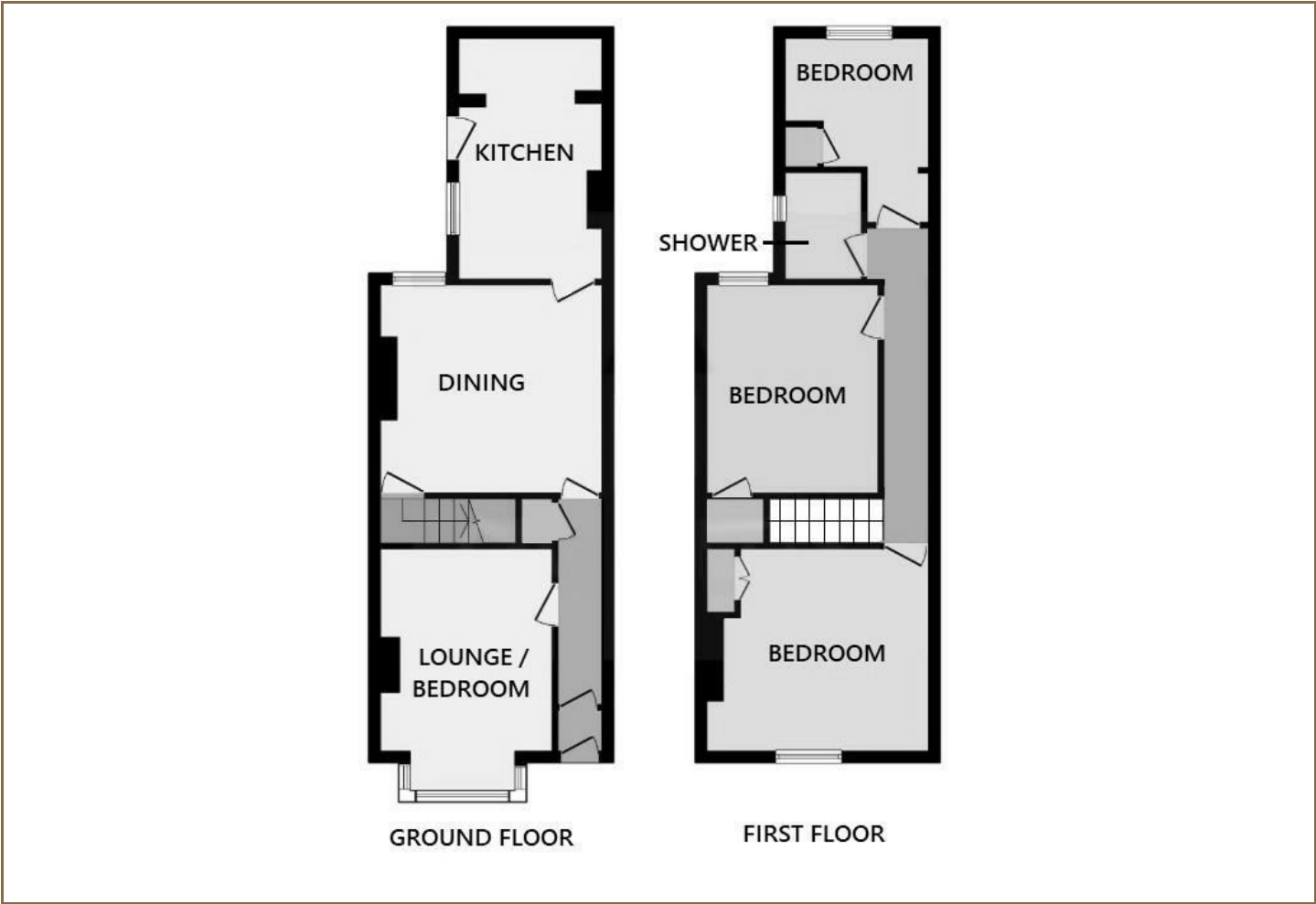




## Road Map



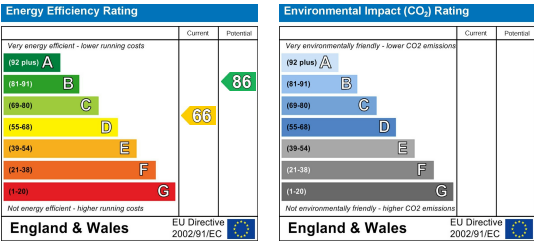
## Floor Plan



## Viewing

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

## Energy Efficiency Graph



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