



142 Prince Charles Avenue

| DE22 4FN | Guide Price £220,000

ROYSTON  
& LUND

- Guide Price £220,000 to £230,000
- Three Bedrooms
- Downstairs WC
- Good Transport Links
- EPC Rating D - Freehold
- Semi-Detached Home
- Lounge/Diner
- Off Street Parking
- Close To City Centre
- Council Tax Band A





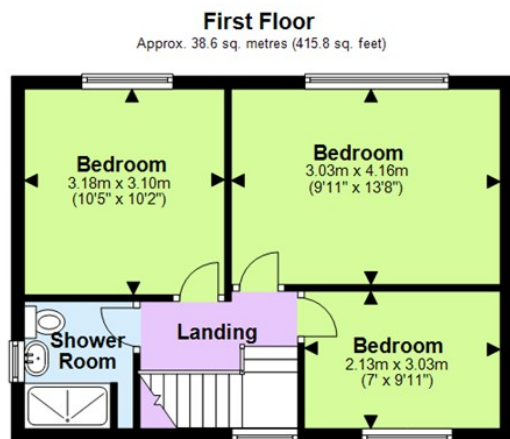
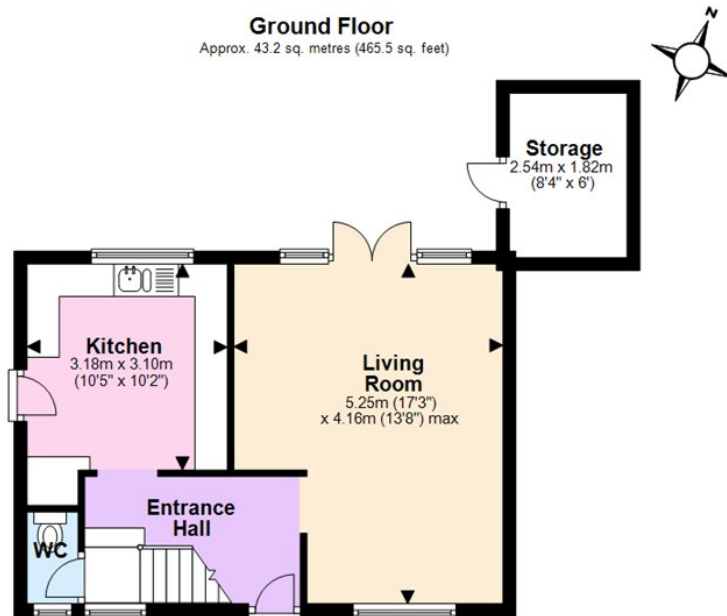
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Royston and Lund are delighted to offer to the market this three bedroom semi-detached home in Derby. The property has off street parking space for two vehicles to the front and is well positioned for easy access into the centre of Derby.

In brief the property comprises an entrance hallway, downstairs WC, lounge/diner and a modern kitchen with an integrated low level oven, hob, extractor fan and a fridge/freezer with space for a freestanding washing machine. To the first floor there are three well proportioned bedrooms and a three piece shower room consisting of a shower, WC and wash basin. To the rear there is an enclosed garden with brick outhouse, patio and lawn.



Derby is a vibrant and historic city in the East Midlands, England, offering a wide range of amenities that cater to residents and visitors alike. Boasting a variety of shopping options, including the Derbion (formerly Intu Derby) shopping center, which houses numerous high-street brands, boutiques, and dining options. The Cathedral Quarter offers a mix of independent shops, cafes, and restaurants, providing a more unique shopping experience.



Total area: approx. 81.9 sq. metres (881.3 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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