



Evans Avenue, Allestree, Derby DE22 2EJ

Not for marketing purposes. INTERNAL USE ONLY

welcome to

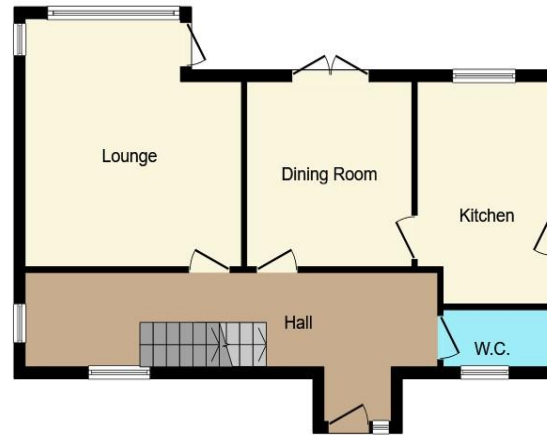
Evans Avenue, Allestree, Derby

Bagshaws Residential are proud to present to the market this wonderful family home. Occupying an excellent spot on this sought-after road within the popular neighbourhood of Allestree is this substantial three bedroom detached family home. Offered with NO ONWARD CHAIN.





Lower Ground Floor



Ground Floor



First Floor



- Entrance Hallway**
- Living Room**
- Dining Room**
- Kitchen**
- Cloakroom**
- Stairs And Lower Hallway**
- Garden Room**
- Storage Room**
- Stairs And First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**

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.

welcome to

Evans Avenue, Allestree Derby

- Generous Detached Three Bedroom Home
- Offering Three Reception Rooms in a Versatile Layout
- Situated in Desirable Allestree
- Lovely Position with Pleasant Views to the Rear
- No Onward Chain

Tenure: Freehold EPC Rating: B

offers over

£450,000



Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
DBY118808 - 0003

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01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



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