



**Bramfield Avenue, Derby, DE22 3TN**

**welcome to**

**Bramfield Avenue, Derby**

Offered for sale is this traditional 1930s two double-bedroom semi-detached home offering deceptively spacious accommodation close to the centre of Derby.





**Ground Floor**



**First Floor**

**Hallway**

**Lounge**

11' 11" x 13' 5" ( 3.63m x 4.09m )

**Dining Room**

11' 2" x 10' 5" ( 3.40m x 3.17m )

**Kitchen**

14' 11" x 5' 9" ( 4.55m x 1.75m )

**Stairs & Landing**

**Bedroom 1**

13' 5" x 12' ( 4.09m x 3.66m )

**Bedroom 2**

11' 1" x 9' 5" ( 3.38m x 2.87m )

**Bathroom**

**Gardens**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Bramfield Avenue, Derby

- Two Bedroom Semi-Detached Home
- Two Reception Rooms
- Large Rear Garden
- Modern Finish Throughout
- Close to Central Derby

Tenure: Freehold EPC Rating: D

Offers Over

**£180,000**

Well-appointed two bedroom conventional semi-detached property within a superb location, close to schooling, shops and green spaces. The location of Bramfield Avenue sits just over a mile from Derby City Centre. This home is exceptionally well-presented throughout, offered in 'move-in' condition making it ideal for first time buyers, families and investors.

This home is neutrally decorated throughout with a modern finish, boasting excellent room sizes, comprising; entrance hall, sitting room with box-bay window to the front, dining room positioned to the rear, modern fitted galley-style kitchen with glossy white units, off the landing is the main bedroom with original 1930 doors and built-in storage, a second double bedroom, and finally, the family bathroom which has been recently re-fitted with grey wall and floor tiles with a modern white suite including shower over the bath, wash basin and WC.

Externally there is an enclosed rear garden laid mainly to lawn with some mature planted shrubs and trees. To the front is low-maintenance front garden also laid to lawn behind a walled perimeter with path leading to the original, restored 1930s front door. Internal viewing is highly recommended.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY119024 - 0006

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