

Nevinson Avenue, Sunnyhill Derby DE23 1GT

welcome to

Nevinson Avenue, Sunnyhill Derby

Offered for sale with no onward chain, is this attractive three bedroom semi-detached home located in sought after Sunnyhill just off Stenson Road. Comprising of a front reception room, rear kitchen, three well-balanced bedrooms, shower room and a superb enclosed rear garden.















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

Entrance Hall

Living Room

13' 11" into bay x 11' 1" (4.24m into bay x 3.38m)

Kitchen

6' 11" x 14' 5" (2.11m x 4.39m)

Stairs & Landing

Bedroom One

10' 11" x 9' 10" (3.33m x 3.00m)

Bedroom Two

10' x 11' (3.05m x 3.35m)

Bedroom Three

6' 6" x 5' 11" (1.98m x 1.80m)

Shower Room

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Nevinson Avenue, Sunnyhill, Derby

- Three Bedroom Semi-Detached Home
- Impressive Rear Garden
- Located in Sought After Sunnyhill
- No Onward Chain
- Council Tax Band B

Tenure: Freehold EPC Rating: D

offers in the region of

£200,000

Offered for sale with no onward chain, is this attractive three bedroom semi-detached home located in sought after Sunnyhill just off Stenson Road. The property is conveniently close to amenities including a pre-school, primary schools and within the catchment for Derby Moor Academy, with plenty of parks and green spaces around as well as excellent connection to the City's transport links.

The property is requiring some modernisation however sits in a good position set behind a walled front garden. Once inside, this home comprises of a hallway, box-bay front living room with a kitchen to the rear with doorway into the garden. To the first floor, the landing connects three well-balanced bedrooms and the family shower room. Externally is a mature rear garden, generous in size and laid mainly to lawn with shrub borders, timber storage shed and a patio area. There is also access to a former coal shed for additional storage.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.







Little Scholars Nursery

Little Scholars Nursery

Replace Ave Brookfield Ave Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: DBY119409 - 0002 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.

Derby@bagshawsresidential.co.uk



bagshaws residential

01332 361308

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



bagshawsresidential.co.uk

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