

Chestnut Avenue, Mickleover Derby DE3 9FS



welcome to

Chestnut Avenue, Mickleover Derby

Bagshaws Residential are proud to present this four bedroom detached family home in the heart of Mickleover.













Entrance

Having a door to the front.

Lounge/dining Room

20' 11" x 14' 11" (6.38m x 4.55m) Having upvc door to the rear, window to the front, fireplace with inset gas fire and carpet flooring.

Kitchen

10' 10" x 8' 11" (3.30m x 2.72m) Having a matching range of wall and base unit with work surfaces over, double oven, gas hob, work surfaces, tiled flooring and a window to the rear.

Pantry Downstair

Downstairs W/c Having a wash hand basin and tiled flooring.

First Floor Landing Having doors leading to rooms.

Bedroom One

14' 11" x 10' 3" (4.55m x 3.12m) Having a window to the front, radiator and carpet flooring.

Bedroom Two

13' 11" x 10' 4" (4.24m x 3.15m) Having a window to the rear, radiator and carpet flooring.

Bedroom Three

12' x 7' 11" ($3.66m\ x\ 2.41m$) Having a window to the front, radiator and carpet flooring.

Bedroom Four

 8^{\prime} 7" x 7' 11" (2.62m x 2.41m) Having a window to the rear, radiator and carpet flooring.

Family Bathroom Having a wash hand basin, bath, tiled flooring,



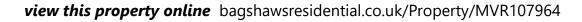
radiator and a window to the rear.

Seperate W/c Having a w/c and radiator.

having a w/c and fa

Outside

To the front is a driveway for off road parking leading to the front entrance and a garage. To the rear is a garden which is mainly laid to lawn with established plants and shrubs an out building greenhouse, pathway and is within a fenced surround.





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- COUNCIL TAX BAND D FOUR BEDROOM
- DETACHED
- LOUNGE/DINING ROOM
- GARAGE
- CLOSE TO LOCAL AMENTIES

Tenure: Freehold EPC Rating: D

£425,000











Property Ref:

MVR107964 - 0004

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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