



Suffolk Avenue  
Derby



## Property Description

We are pleased to offer to the market this two-bedroom mid terraced property in a very sought after location, The property is only a short distance from a range of local amenities. The property is also only a short distance from the A52 giving direct access into both Derby and Nottingham. in brief the property comprises of kitchen, lounge, conservatory, two bedrooms, bathroom, driveway to the front and garden to the rear.

### Lounge

15' max x 11' 5" max (4.57m max x 3.48m max)

With wooden flooring, gas fire, window to the front and sliding patio door leading into the conservatory at the rear.

### Kitchen

14' 11" max x 7' 11" max (4.55m max x 2.41m max)

With tiled flooring, window to the front and rear of the property, a range of wall and base units, gas hob and electric oven.

### Conservatory

13' 6" max x 7' 1" max (4.11m max x 2.16m max)

Part brick part UPVC with vinyl flooring and door leading to the rear.

## Bedroom 1

14' 11" max x 8' 11" max (4.55m max x 2.72m max)

With wooden flooring, built in wardrobes and windows to the front and rear of the property.

## Bedroom 2

13' 2" max x 9' max (4.01m max x 2.74m max)

With wooden flooring, cupboard storage space and window to the front of the property.

## Bathroom

With tiled flooring, walk in shower, low level w/c, wash hand basin and window to the rear of the property.

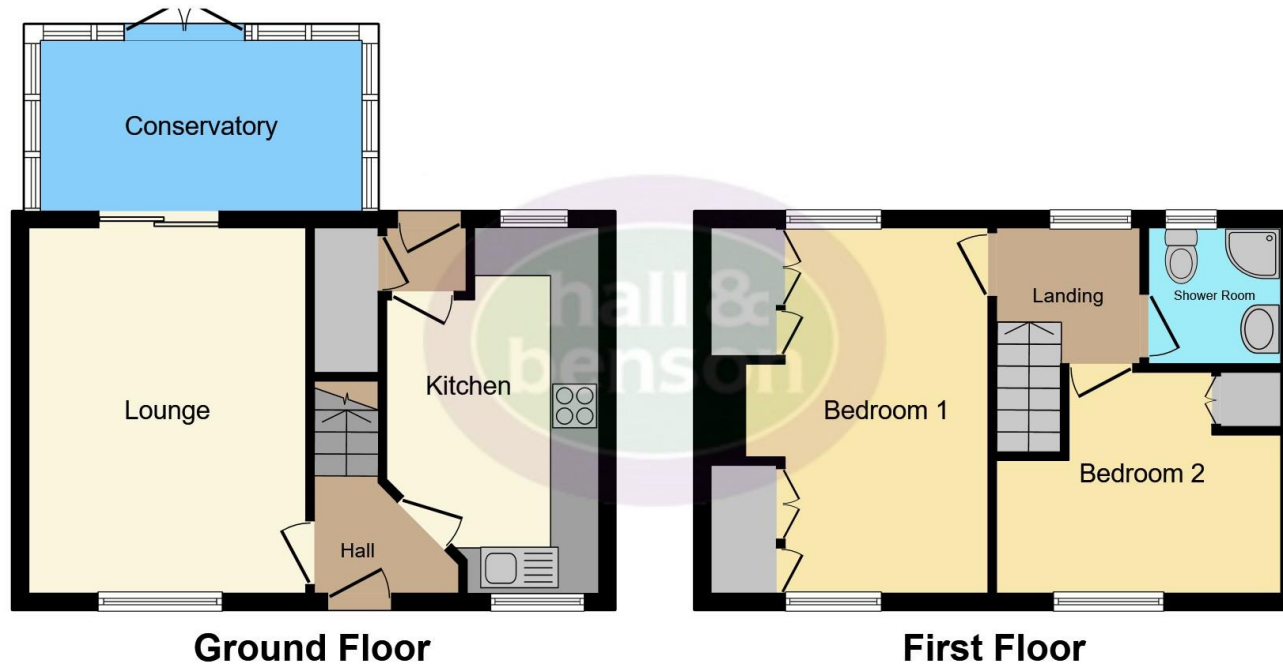
## Outside

To the front is the properties driveway.

To the rear is the properties garden which is mostly laid to lawn with a patio area, raised flower beds and fenced surround.







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)

To view this property please contact Hall & Benson on

**T 01332 607000**  
**E [spondon@hallandbenson.co.uk](mailto:spondon@hallandbenson.co.uk)**

Pinxton House 75 Sitwell Street Spondon  
 DERBY DE21 7FH

**EPC Rating: E**

**view this property online [hallandbenson.co.uk/Property/SPD101850](http://hallandbenson.co.uk/Property/SPD101850)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.hallandbenson.co.uk](http://www.hallandbenson.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SPD101850 - 0003