



Waverley Street, Derby, DE24 8FR  
Offers Over £190,000  
Freehold



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Acquire Sales and Lettings are delighted to bring to the sales market this spacious 3 bedroom, detached property with off road parking. This property compromises of an entrance hallway leading to the living room, kitchen, downstairs WC and dining room with patio doors to the garden. To the first floor there are three well sized bedrooms, family bathroom and access to loft. Benefiting from being close to local amenities and having access to great road links, this property is not one to be missed!



### ENTRANCE HALL

Carpeted flooring and gas central heated radiator. Offers access to downstairs W.C, living room, kitchen through to dining room and stairs to the first floor.

### LIVING ROOM

12' 11" x 11' 6" (3.939m x 3.526m) W ooden laminate to floor, gas central heated radiator and upvc double glazed windows to rear elevation.

### DINING ROOM

12' 10" x 8' 8" (3.933m x 2.654m) W ooden laminate to floor, gas central heated radiator and upvc double glazed patio doors to rear garden.

### KITCHEN

8' 0" x 13' 1" (2.443m x 4.009m) Vinyl laminate to floor, gas central heated radiator and upvc double glazed window to front elevation. Full range of modern wall and base units with electric oven and gas hob with extractor over. Plumbing and space for washing machine, dishwasher and fridge/freezer.

### STAIRS AND LANDING

Carpeted flooring and access to bedrooms, bathroom and loft.

### BEDROOM 1

Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation.

### BEDROOM 2

9' 5" x 12' 8" (2.879m x 3.863m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation.

### BEDROOM 3

8' 5" x 10' 4" (2.573m x 3.174m) (at largest) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation.

### BATHROOM

5' 10" x 7' 9" (1.788m x 2.373m) Vinyl laminate to floor, heated towel rail and upvc frosted window to rear elevation. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc.

### OUTSIDE

The property offers off road parking to the front. To the rear is an enclosed, low maintenance garden.

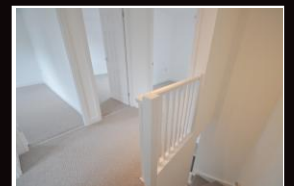
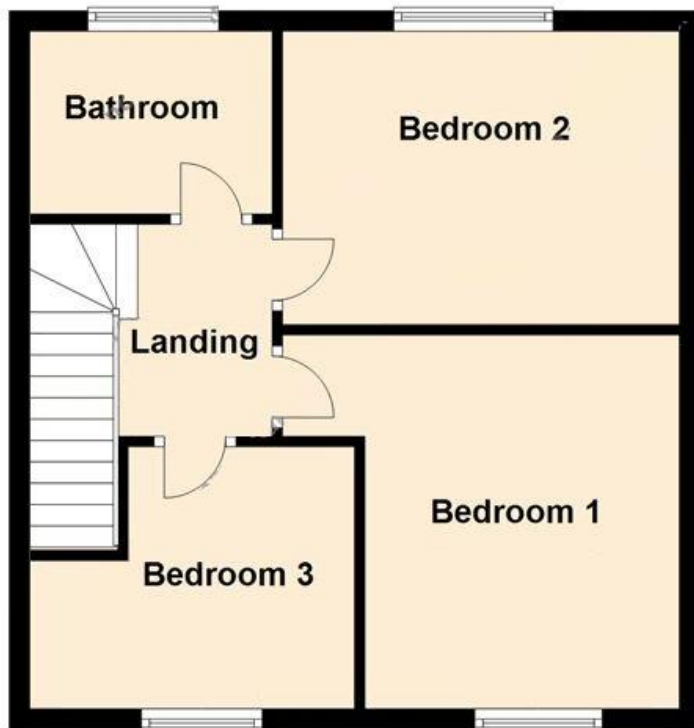
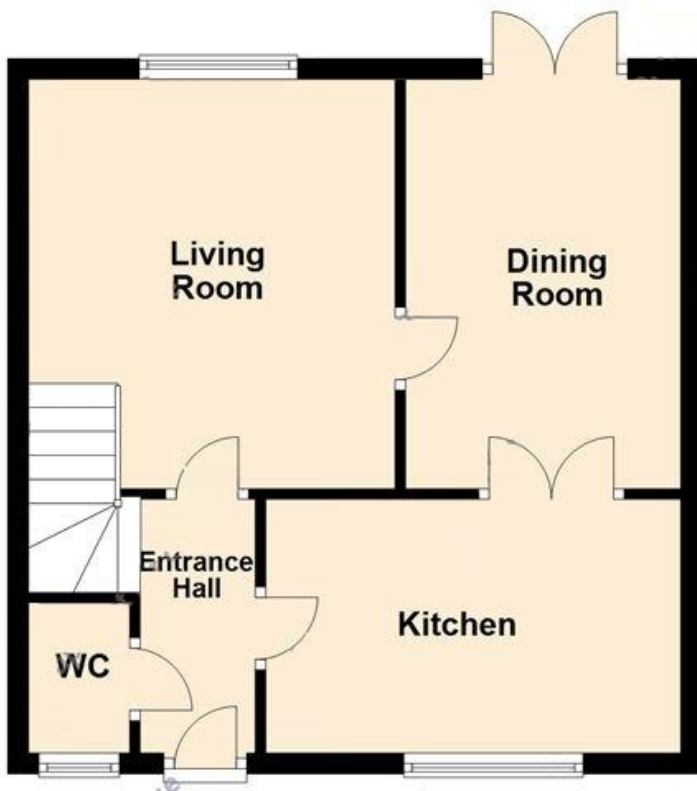
### DISCLAIMER

Council tax band B.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.