



# 49 Nevinson Avenue

Sunnyhill, Derby, DE23 1GU

Guide price £259,000



Dwellings Estate Agents are delighted to present this semi-detached family home to the market, located in the highly popular Derby suburb of Sunnyhill. Nevinson Avenue is conveniently situated close to local amenities, shops, schools, and regular public transport to and from Derby City Centre and beyond. The location also provides excellent access to major roads, the motorway network, East Midlands Airport, Rolls-Royce, Alstom, and the Royal Derby Hospital.

Beautifully presented, three-bedroom, semi-detached family home in a popular residential area. The accommodation comprises an entrance hallway, a spacious lounge, a dining room, and a fitted kitchen. The first floor accommodates the three bedrooms and a family bathroom.

The vendor is "LEGALLY SELLER-READY.". What do we mean by this term? The vendor has solicitors instructed who have prepared contracts, and searches are on file. If you are a cash buyer, ready to move in straight away, or if you are buying via a mortgage, then obtain your mortgage offer and you are ready to move in.



- LOUNGE 12'9" x 11'1" (3.90m x 3.40m)
- DINING ROOM/LOUNGE 23'11" x 10'0" (7.30m x 3.07m)
- KITCHEN 19'8" x 5'11" (6.00m x 1.81m)
- HALLWAY 14'8" x 5'11" (4.49m x 1.81m)
- MASTER BEDROOM 11'1" x 11'1" (3.38m x 3.40m)
- BEDROOM TWO 10'5" x (3.19m x )
- BEDROOM THREE 6'8" x 5'11" (2.05m x 1.81m)
- FAMILY BATHROOM 6'10" x 5'11" (2.10m x 1.81)

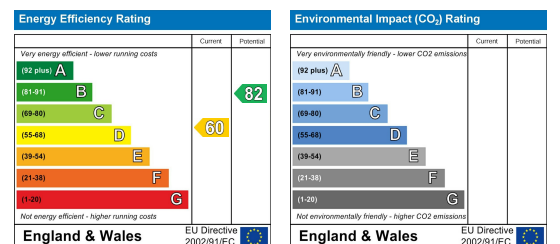
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.