



**18 Chevin Avenue, Mickleover, Derby, DE3 9GW**

**Chain Free £275,000**

A semi-detached property near Derby Royal Hospital, ideal for renovation enthusiasts. It offers three bedrooms, two reception rooms, a previously modernised bathroom, and a garage. Located in a quiet cul de sac, it features a large garden and ample parking, promising a perfect blend of convenience and potential for customization. Ideal for families seeking to create their dream home.



Sales: 01283 777100  
Lettings: 01332 511000

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### Summary Description

For sale, a semi-detached property brimming with potential. Although in need of renovation, this property presents an enticing opportunity for those willing to put their stamp on a home. The residence is located on a quiet, tree-lined cul de sac, close to Derby Royal Hospital with easy access to main routes, public transport links, and local amenities.

The property is situated on a generous plot, providing ample parking space at the front. Double gates open to the rear via a carport, leading to a large, verdant garden, perfect for families or those with a green thumb.

Inside the property, the layout includes two reception rooms, three bedrooms, and a single bathroom. The first reception room is the lounge/diner; a space boasting a charming fireplace, ideal for relaxing evenings in. The second reception room offers garden views and provides direct access to the outdoor area, creating a seamless indoor-outdoor flow. It is open to the long galley-style kitchen, which offers the potential to be transformed into a modern culinary space.

Three bedrooms are available, with two being doubles and the third a single, catering to various family sizes and needs. The bathroom has been previously modernised, ensuring some elements of the property are up to date.

Unique features of this property include a fireplace, a garage for additional parking or storage, and a large garden, waiting to be transformed into a personal oasis. Given its size, location, and potential, this property is ideally suited for families looking to craft their dream home. Don't miss the opportunity to realise the potential of this charming, semi-detached property.

### Entrance Hall

Upvc double glazed main entrance door with side windows, radiator, under stairs storage.

### Lounge/Diner

An open plan space with bay fronted upvc double glazed window, gas fire to stone chimney breast, tv point, two radiators.

### Lounge

11'10" x 11'10" (3.61 x 3.63 )



### Dining Area

11'10" x 10'11" (3.61 x 3.34 )



### Breakfast Room

8'10" x 10'7" (2.71 x 3.23)



Upvc double glazed sliding patio doors to rear garden.

### Kitchen

20'2" x 7'3" (6.16 x 2.23)



Timber part glazed door to rear garden, rear aspect upvc double glazed window.

### Stairs/Landing

Access to roof space, side aspect upvc double glazed window, over stairs storage.



### Bedroom One

11'0" x 11'11" (3.36 x 3.64)



With front aspect upvc double glazed window, radiator.

### Bedroom Two

11'11" x 11'0" (3.64 x 3.36)



Having rear aspect upvc double glazed window, radiator.

### Bedroom Three

7'1" x 5'10" (2.17 x 1.8)



Having front aspect upvc double glazed window, radiator.

### Bathroom

Having rear aspect upvc double glazed window, three piece bathroom suite comprising bathtub, pedestal wash hand basin and low flush wc, airing cupboard with wall mounted Worcester gas combination boiler, heated towel rail.

### OUTSIDE

#### Frontage and Driveway

A tarmacadam driveway with adequate parking for at least three vehicles. Timber gates lead to the rear.

#### Rear Garden



Beyond the timber gates you will find a cat port leading to a detached timber garage. The garden itself which is large, has a paved patio, lawn and wooden potting shed.

#### Material Information

Verified Material Information

Council tax band: B

Council tax annual charge: £1639.05 a year (£136.59 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: No Certificate

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

#### Disclaimer

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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.

#### Buying to Let?

Guide achievable rent price: £1200pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

#### Location / what3words

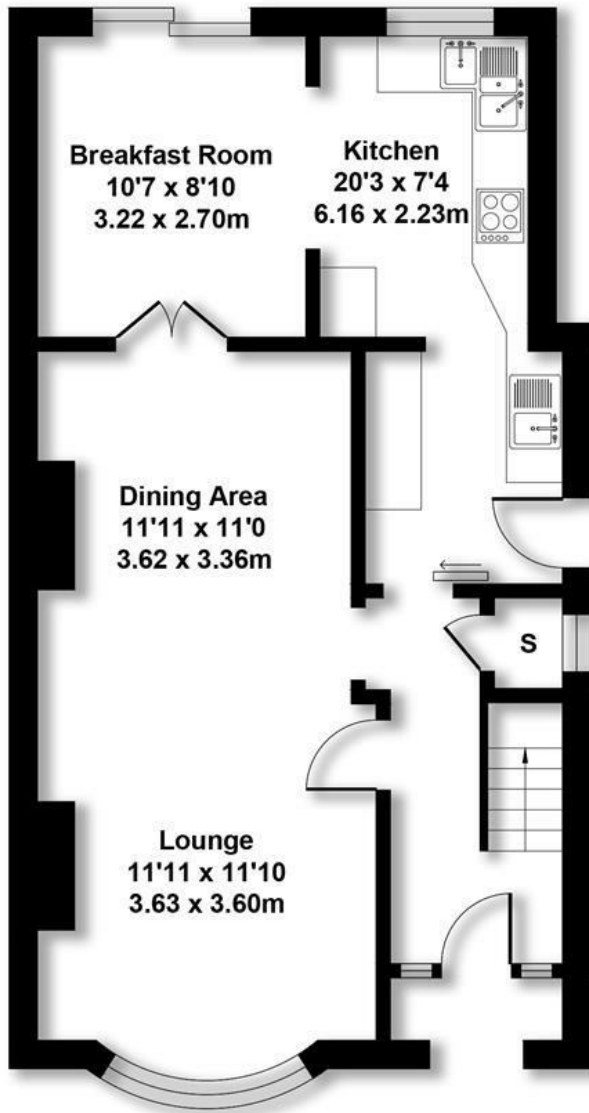
what3words ///snacks.former.sushi



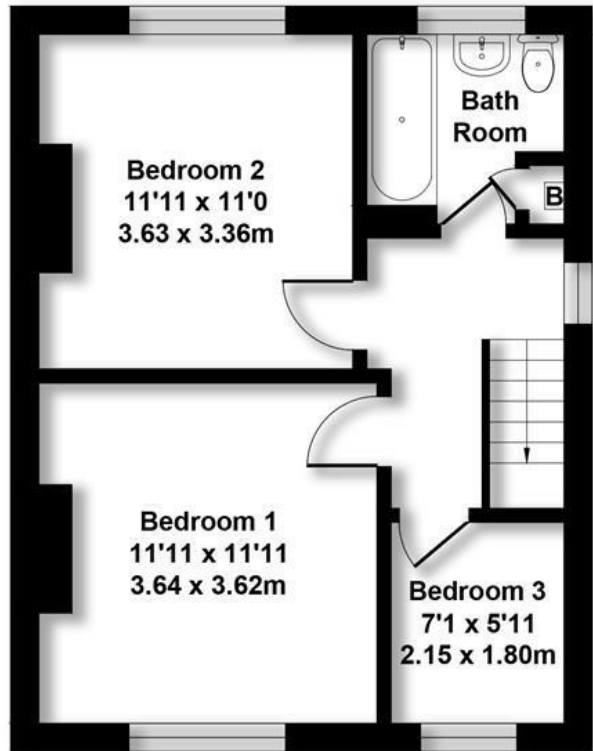
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# 18 Chevin Avenue

Approximate Gross Internal Area  
1087 sq ft - 101 sq m

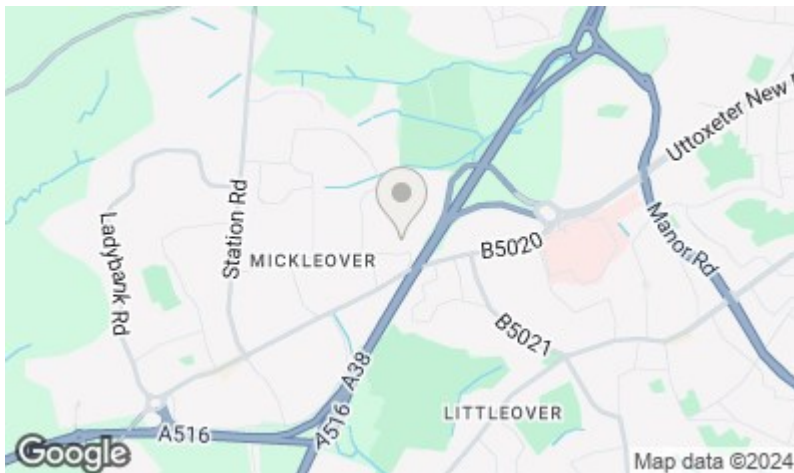


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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