

## 2 Bed House - Semi-Detached

£195,000

 Rowditch Avenue, Derby, DE22 3LE



Immaculate, beautifully presented semi detached home occupying a delightful mature well tended plot and situated close to the Royal Derby Hospital and Derby City centre. A full inspection will reveal a tastefully decorated high specification property benefiting from gas central heating together with UPVC double glazing. In brief; entrance porch, reception hall, sitting room, dining room, well equipped kitchen. On the first floor a landing leads to two bedrooms and superb bathroom with four piece suite. Outside is off road parking and established gardens.



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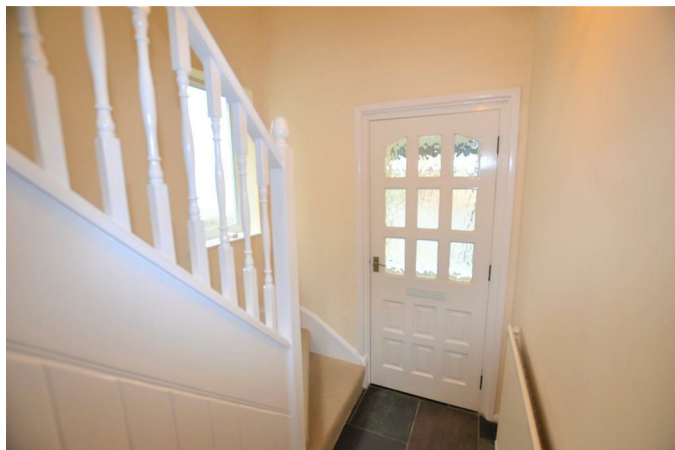
# £195,000

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## Entrance Porch

Having UPVC double glazed entrance door, feature Cornish slate floor, wall light point and UPVC opaque double glazed windows to front and side aspects.

## Reception Hall

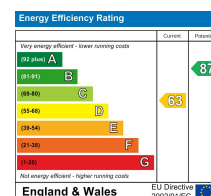


Having timber and opaque glazed entrance door, radiator, feature Cornish slate floor, deep understairs storage cupboard, UPVC opaque double glazed window to side aspect and turned spindle staircase to first floor.

## Sitting Room 13'3 x 12'6 (4.04m x 3.81m)



Having exposed brick stone fire surround, natural oak veneered floor, radiator, television and media connection points, coving to ceiling and UPVC double glazed window to front aspect.



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