



**West Avenue, Derby DE1 3HS**

**welcome to**

**West Avenue, Derby**

A charming 4-bed Victorian mid-terrace in Derby, offering spacious family living, original period features, a good sized kitchen with connecting dining room and a lovely garden. Ready to move into with scope to modernise and make your own.





**Living Room One**  
 12' 8" MAX x 11' 3" MAX ( 3.86m MAX x 3.43m MAX )

**Living Room Two**  
 13' 10" MAX x 10' 4" MAX ( 4.22m MAX x 3.15m MAX )

**Kitchen**  
 17' 2" MAX x 9' 11" MAX ( 5.23m MAX x 3.02m MAX )

**Bedroom 1**  
 12' 6" MAX x 11' 3" MAX ( 3.81m MAX x 3.43m MAX )

**Bedroom 2**  
 13' 11" MAX x 13' 4" MAX ( 4.24m MAX x 4.06m MAX )

**Bedroom 3**  
 10' 10" MAX x 7' MAX ( 3.30m MAX x 2.13m MAX )

**Bedroom 4**  
 11' 2" MAX x 6' MAX ( 3.40m MAX x 1.83m MAX )

**Bathroom**  
 10' MAX x 5' 11" MAX ( 3.05m MAX x 1.80m MAX )

Total floor area 110.0 m<sup>2</sup> (1,184 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

welcome to

## West Avenue, Derby

- Charming Victorian mid-terrace with original period features
- Spacious living and dining rooms with high ceilings and coving
- Fully fitted kitchen diner with access to the garden
- Four good-sized bedrooms
- Lovely garden with patio, bedding areas and greenhouse

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£270,000**



This beautifully presented 4-bedroom Victorian family home sits in a popular residential area close to Derby city centre. Full of character and warmth, it offers generous living spaces, high ceilings with elegant coving, and an inviting layout ideal for modern family life. The welcoming hallway features original tiled flooring and leads into a bright double living room, complete with soft carpeting and charming fireplace. The kitchen and connected dining room provides plenty of room for cooking, gathering and entertaining, with direct access to the garden.

Upstairs, you'll find four well-proportioned bedrooms and a fully fitted family bathroom. The home is ready to move into, yet offers exciting potential for modernisation and personal touches. Outside, the lovely garden includes a patio, bedding areas and a greenhouse—perfect for keen gardeners or families who enjoy outdoor space.

This property also has a spacious cellar and UPVC double glazing throughout. It is fully central heated, and has recently had damp proofing treatment done.

Located close to Derby city centre, the property benefits from excellent transport links, local amenities, schools and green spaces, making it an ideal choice for families or investors.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY121636 - 0006

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