Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

6 West Avenue, Derby, DE1 3HR

£129,950

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A well-located two bedroom terraced home in need of general modernisation offered for sale with no chain and vacant possession. An ideal first time buy or investment purchase.

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The gas centrally heated and UPVC double glazed accommodation comprises, front reception room, inner lobby with access to a cellar, rear reception room with stairs to the first floor, kitchen with an enclosed rear porch off. To the first floor there are two large double bedrooms and bathroom.

Externally there is an enclosed yard with side gated shared access to West Avenue where there is street parking requiring a residents permit.

Viewers are recommended to observe local parking restrictions. Parking is available to Parker Street at the end of West Avenue.

Located a short distance from the city centre, in the 'Five Lamps' area of Derby, the property is well located for local amenities as well as a comprehensive range of shopping and leisure outlets in the city centre.

An ideal first time buy or investment purchase.

ACCOMMODATION

Entering the property through a UPVC double glazed door into:

LOUNGE

11'9" x 11'3" (3.58m x 3.43m)

A typical front reception room having a UPVC double glazed window, fireplace with an inset gas fire and hearth, media connections, central heating radiator, inner glazed door into:

INNER LOBBY

With access to a cellar with light.

DINING ROOM

11'11" x 11'3" (3.63m x 3.43m)

The rear reception room has stairs leading to the first floor, laminate floor covering, fireplace surround with an inset electric fire and hearth, UPVC double glazed window, radiator, access into:

KITCHEN

7'8" x 6'5" (2.34m x 1.96m)

Appointed with a range of fitted kitchen units, laminate work surfaces, stainless steel sink and drainer, radiator, UPVC double glazed window overlooking the rear garden, access into:

REAR PORCH

8' x 3'10" (2.44m x 1.17m)

With fitted cupboards and laminate work surface, UPVC double glazed window and door to the rear garden.

FIRST FLOOR

LANDING

With independent access to all first floor rooms.

BEDROOM ONE

14'8" x 11'4" (4.47m x 3.45m)

A particularly spacious bedroom having fitted wardrobes and cupboards, front facing UPVC double glazed window, radiator.

BEDROOM TWO

12'7" x 11'4" (3.84m x 3.45m)

A second generous double bedroom having a rear facing UPVC double window, built-in cupboard with loft access, feature fireplace, radiator.

BATHROOM

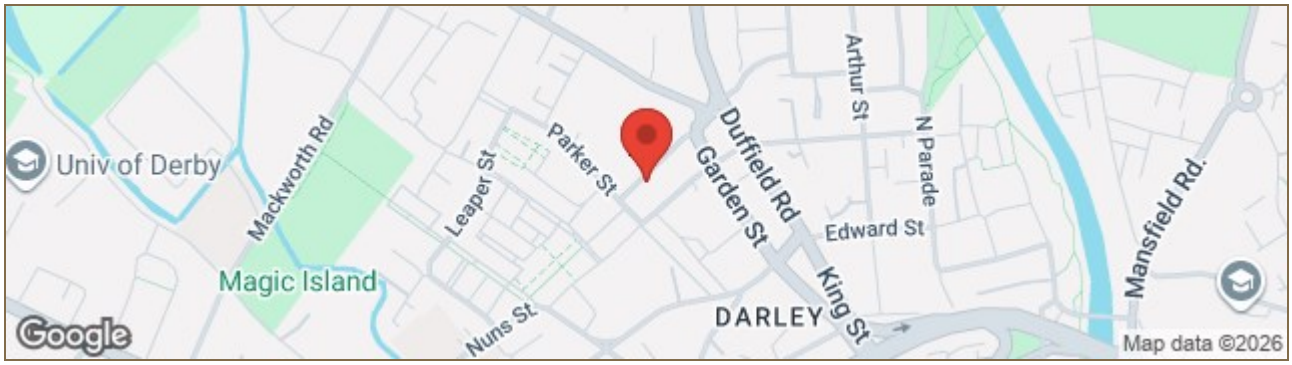
10'2" x 7'11" (3.10m x 2.41m)

A spacious bathroom appointed with a three-piece suite comprising a bath with an electric shower over, pedestal wash and basin, low-level WC, wall mounted boiler, built-in airing cupboard, UPVC double glazed window, radiator.

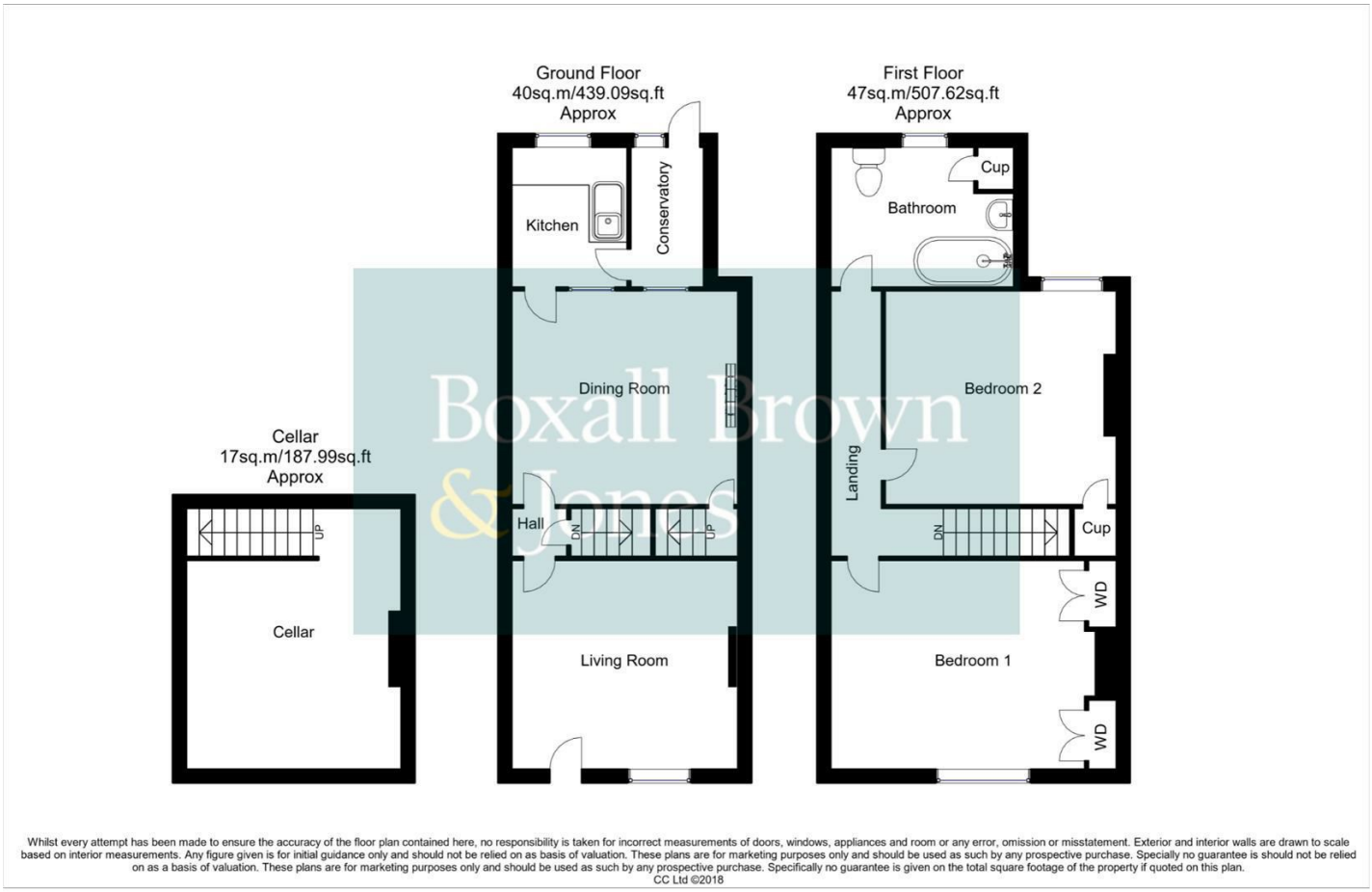
OUTSIDE

Externally there is an enclosed yard with side gated shared access to West Avenue where there is street parking requiring a residents permit.

Road Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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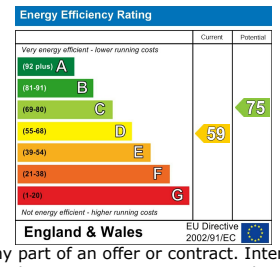
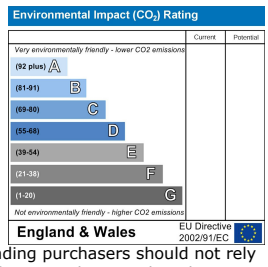
Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk