

## 3 Bed House - Mid Terrace

Offers around £170,000

📍 Washington Avenue, Chaddesden, Derby, DE21 6JS



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Offered for sale with immediate vacant possession and no upward chain is this light and spacious mid town house of some 90 square metres, situated in this highly popular locality. The property benefits from gas central heating together with UPVC double glazing and offers immense potential to improve or extend further (Subject to planning consents). In brief; entrance porch, reception hall, sitting room, dining room, fitted kitchen with integrated appliances. On the first floor a landing leads to three bedrooms and bathroom with four piece suite. Outside are mature gardens to front and rear. The property is sold freehold. Council tax band A. Energy rating C.

## Entrance Porch

Having UPVC double glazed entrance door, UPVC opaque double glazed window and ceramic tiled floor.

## Reception Hall



Having UPVC opaque double glazed entrance door, radiator and staircase to first floor.

## Sitting Room 15'0" x 12'4" (4.58 x 3.78)



Having random dressed grit stone fire surround with coal effect living flame fire, television connection point, radiator and UPVC double glazed window to front aspect.

## Dining Room 10'4" x 8'6" (3.17 x 2.60)



Having radiator and UPVC double glazed window to rear aspect.

## Fitted Kitchen 10'4" x 8'5" (3.16 x 2.57)



Having a range of shaker style fitted wall, base and drawer units with laminated working surfaces, inset stainless steel four burner gas hob with matching gas double oven and grill, space and plumbing for automatic washing machine, Worcester wall mounted combination gas boiler, inset stainless steel sink top with side drainer, hot and cold mixer tap, UPVC double glazed



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window with opaque double glazed door to rear garden.



**Bedroom Two 15'5" x 9'2" (4.72 x 2.81)**



shower cubicle with Triton electric shower, radiator and UPVC opaque double glazed window to rear aspect.



## First Floor Landing

With access to roof space (having pull down loft ladder).

**Principal Bedroom 13'6" x 11'11" (4.12 x 3.65)**



Having a built in wardrobe, radiator and two UPVC double glazed windows to rear aspect.



**Bedroom Three 9'4" x 8'11" maximum (2.86 x 2.73 maximum)**

Having a bulk head storage cupboard, radiator and UPVC double glazed window.

Having a range of built in wardrobes, radiator and two UPVC double glazed windows to front aspect.



## Bathroom



Having a four piece suite with walk in tiled

## Outside



The property occupies a well tended mature plot, at this ever popular residential address. To the front is a privet hedged boundary with lawned and shrubbed fore garden. Gated entry to the side leads to the rear garden, enclosed by close panelled fencing, laid to a shaped lawn with patio area, mature shrubs and trees, three brick out buildings and having a cold water tap.

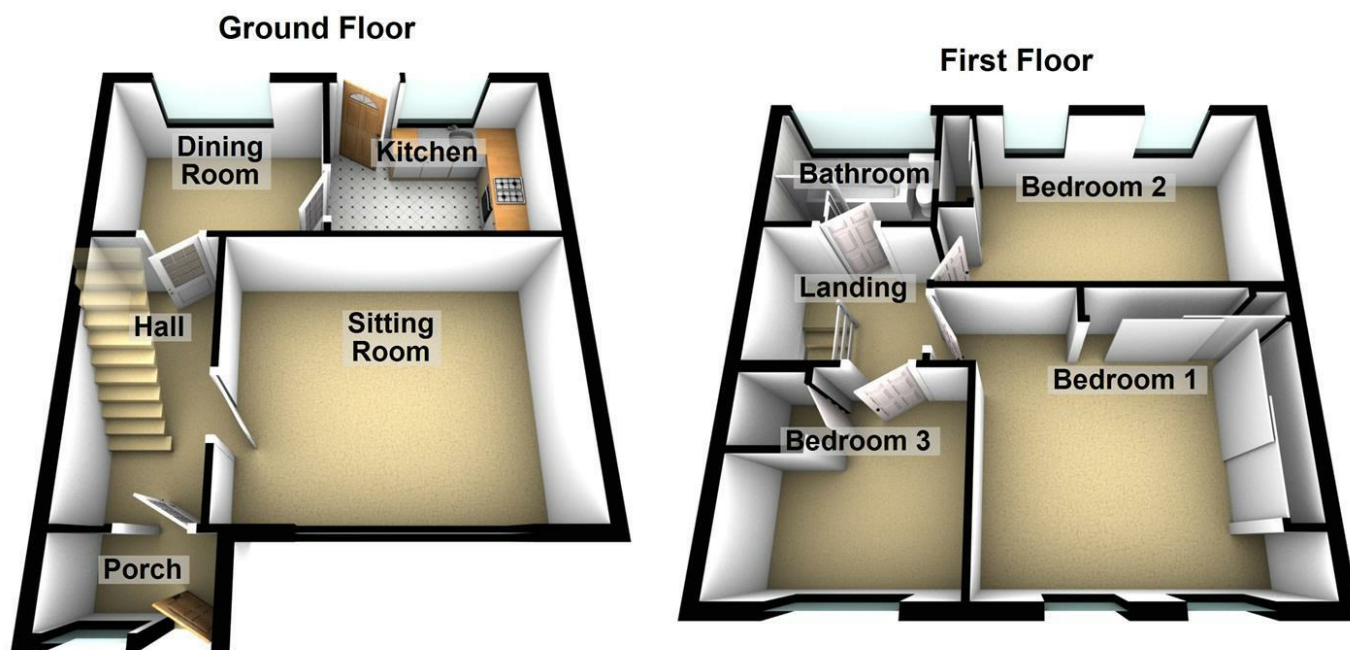
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(35-45) <b>A</b>		
(27-34) <b>B</b>		
(19-26) <b>C</b>		
(12-18) <b>D</b>		
(5-11) <b>E</b>		
(1-4) <b>F</b>		
Not energy efficient - higher running costs		
(0-3) <b>G</b>		
England & Wales		
EU Directive 2002/91/EC		

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