

3 Bed House - Semi-Detached

Price £280,000

 Belmont Avenue, Breaston, Derby, DE72 3AA



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IMMEDIATE POSSESSION - NO UPWARD CHAIN. Occupying a sizeable mature plot in this ever popular residential locality is this thoughtfully extended semi detached property offering immense potential to improve / extend further (Subject to consents). Gas central heating with UPVC double glazing. In brief; entrance porch, reception hall, sitting room, dining kitchen, conservatory, side hallway with guest's cloakroom / wc off. On the first floor a landing leads to three bedrooms and shower room. Outside, the property stands on an established plot with driveway, carport and garage. The property is sold freehold. Council tax band B. Energy rating (Currently being re rated).

Entrance Porch

With UPVC door.

Reception Hall

Having radiator and staircase to first floor.

Sitting Room 17'2" x 11'3" (5.24 x 3.44)



With radiator and UPVC double glazed window.



Dining Kitchen 17'3" x 11'3" max (5.27 x 3.44 max)

Kitchen Area



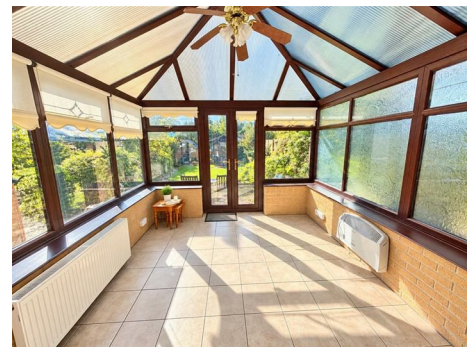
With modern shaker style wall and base cupboards.

Dining Area



With laminate floor, radiator and UPVC double glazed window.

Conservatory 12'7" x 11'3" (3.84 x 3.44)



With radiator, ceramic tiled floor, UPVC double glazed windows with French doors to rear garden.

Side Hallway

Guest's Cloakroom / Wc



With white two piece suite.

First Floor

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Landing



Principal Bedroom 13'8" x 9'9" (4.18 x 2.98)



With wardrobes, radiator and UPVC double glazed window.



Bedroom Two 12'6" x 8'2" (3.82 x 2.49)



With storage cupboard, radiator and UPVC double glazed window.



Bedroom Three 8'0" x 5'6" (2.44 x 1.68)

With UPVC double glazed window.

Shower Room

With white suite and UPVC double glazed window.

Outside



Large mature rear garden with driveway, carport and garage.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(35-45) A			
(31-35) B			
(27-31) C			
(23-27) D			
(19-23) E			
(15-19) F			
(11-15) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	