



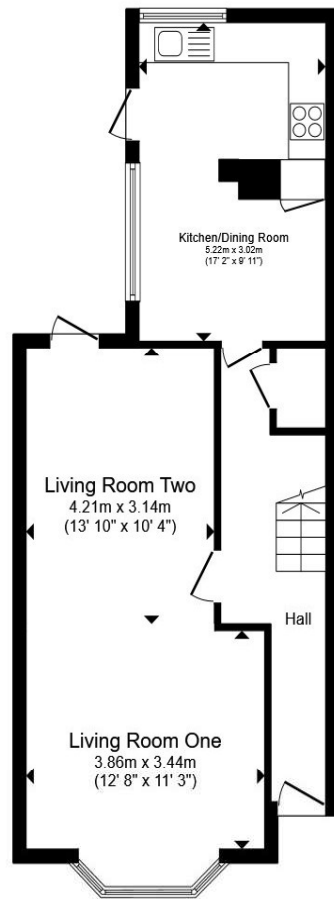
**West Avenue, Derby DE1 3HS**

**welcome to**

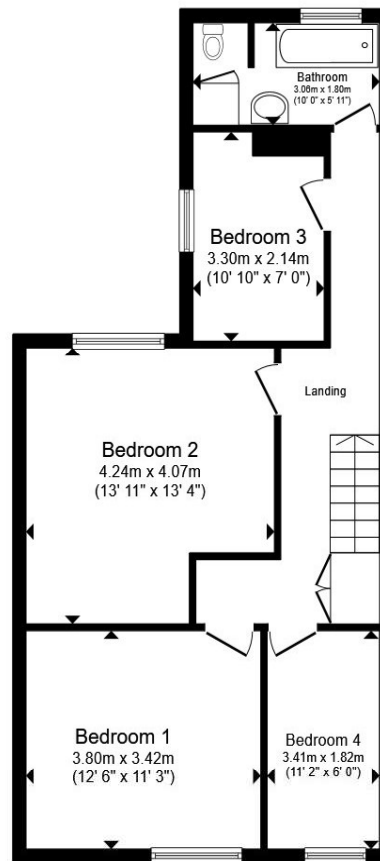
**West Avenue, Derby**

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.





**Ground Floor**



**First Floor**

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)



### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## welcome to West Avenue, Derby

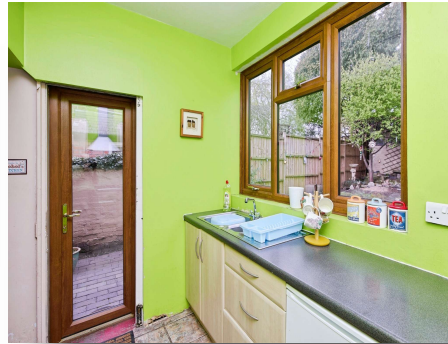
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Charming Victorian property with original period features
- Spacious living and dining room with high ceilings and coving

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

# £225,000



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

**view this property online** [bagshawsresidential.co.uk/Property/DBY121287](https://www.bagshawsresidential.co.uk/Property/DBY121287)



Property Ref:  
DBY121287 - 0002

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