

West Avenue

Derby, DE1 3HS



Attractive period house perfect for first time buyers and young professionals looking for cosmopolitan living, or families who will appreciate great schooling and city parks all within walking distance. Offering spacious accommodation with plenty of period charm.

£235,000



John German

Entrance to the property is via a charming entrance hall with hanging space for coats, a decorative plaster archway, decorative ceiling plasterwork and a Minton tile floor. Stairs lead to the first floor landing with a door beneath leading down to the cellar and internal doors lead to the ground floor living spaces.

The living room is located to the front of the house with an "Adam style" fireplace, decorative ceiling plasterwork and an archway into the dining room, which has a large window overlooking the garden.

The kitchen lies to the rear of the property and is fitted with a range of matching storage units with worktop space and an island unit/breakfast bar with storage drawers beneath. Spaces have been left for a full range of appliances including a stainless steel range cooker which is included in the sale. The kitchen also overlooks the rear garden with a rear entrance door providing direct access.

On the first floor, stairs lead to a split-level landing with a built-in airing cupboard and doors leading off to four bedrooms and a family bathroom, which is fully tiled and comprises low flush WC, pedestal wash basin, a panelled bath with shower over, and window to the side.

Outside, the property is set back from the road behind a walled frontage. A shared passage to the side leads to the fully enclosed rear garden which is designed for easy maintenance with a large paved patio, gravelled area and a timber deck.

Please note the property has had internal wall insulation which will have improved the properties thermal performance.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

The seller is a relative of a John German employee.

Property construction: Standard

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>




Local Authority/Tax Band: Derby City Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

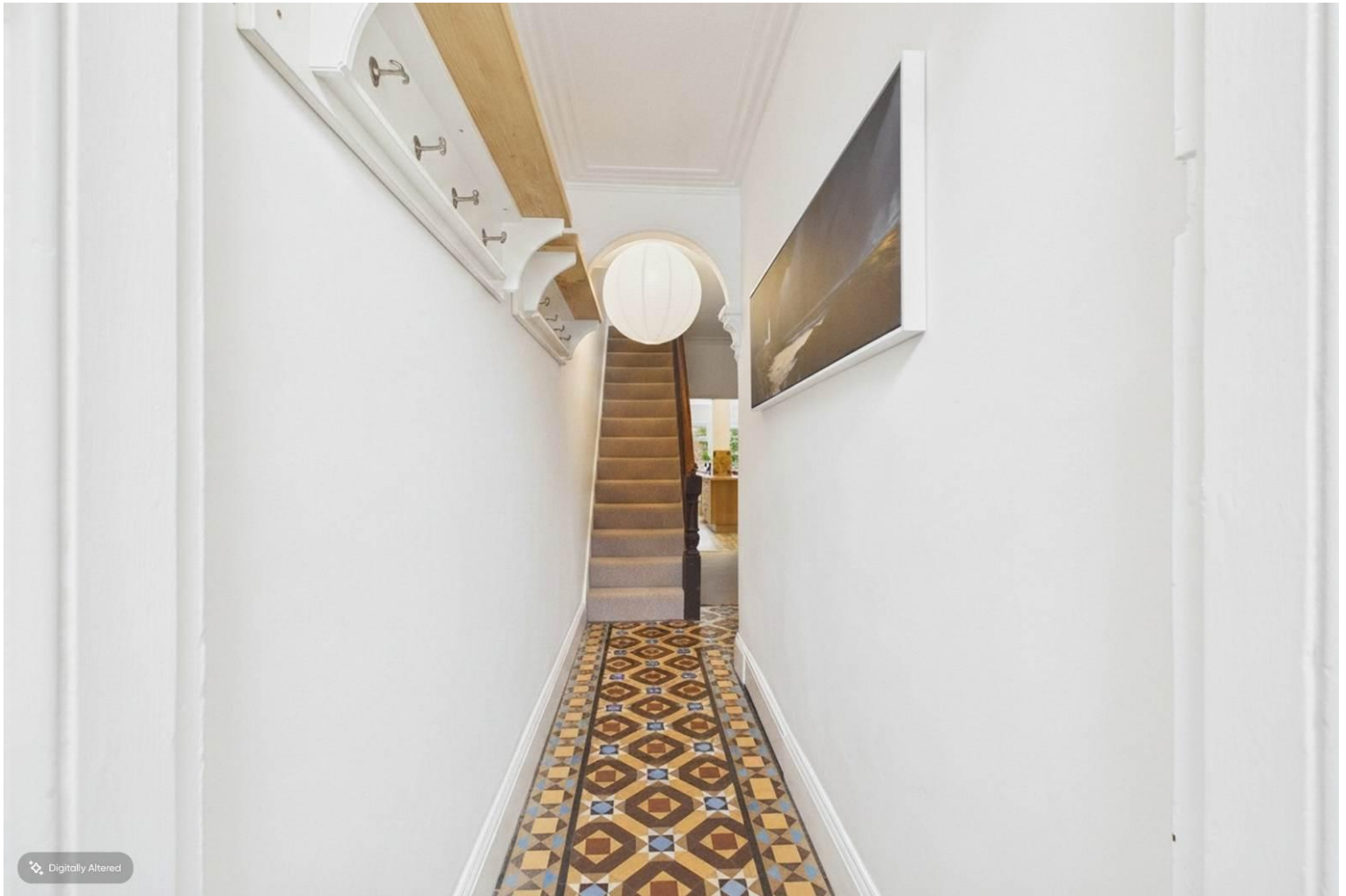
Our Ref: JGA/09062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof of source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

 <p style="text-align: center;">Ground Floor</p>	
 <p style="text-align: center;">Floor 1</p>	<p style="text-align: right;">Approximate total area^m</p> <p style="text-align: right;">99.1 m² 1068 ft²</p> <p style="text-align: right;">(1) Excluding balconies and terraces</p> <p style="text-align: right;">Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p style="text-align: right;">GIRAFFE360</p>





Digitally Altered



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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