Home 2 Sell

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33 West Avenue

Derby, DE1 3HS

Offers Over £230,000

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NO CHAIN! Home2Sell are delighted to offer For Sale this very well proportioned three bedroom period property retaining many original features and being conveniently located for ease of access to Derby University, local shops and amenities and the historic city centre of Derby. An internal inspection of the property will reveal a porch and entrance hall with Minton tiled flooring, an open plan living and dining room, extended fitted kitchen and a large conservatory. Beneath the property is a good size cellar ideal for storage. To the first floor there are three bedrooms and a recently fitted modern bathroom. Outside there is a mature rear garden. The property also benefits from UPVC double glazing and gas central heating. Permit street parking at £35 per annum.

Porch
Double glazed outer entrance door, Minton tiled flooring, original coving, ceiling light and an inner door through to the hall.

Entrance Hall
Entrance hall having a continuation of the feature Minton tiled flooring, original feature coving and decorative plaster corbels. Stairs rising to the first floor having the access to the cellar below.

Cellar
Good size storage space with lighting.

Living and Dining Room
24'5" x 12'3" max (7.45m x 3.74m max)
Spacious open plan living and dining room with two feature fire places. UPVC double glazed windows to the front elevation and UPVC double glazed French windows opening to the rear garden both providing the room with a good degree of natural light. Ceiling lights with decorative roses, deep coving, picture rail and four wall lights.

Kitchen
17'9" x 10'0" (5.42m x 3.05m)
Generous size kitchen appointed with matching wall and base units having roll edge work tops. In integral four pan induction hob having an extractor hood above and an electric fan oven below. Inset one and a quarter bowl sink and drainer with a swan neck mixer tap. Spaces for an upright fridge freezer, dishwasher and a washing machine. Tiled flooring, three ceiling lights and down lights to the work tops. UPVC double glazed window and door both to the side elevation. UPVC double glazed window and sliding door to the conservatory. NOTE: Dishwasher and Washing machine available.

Conservatory
14'3" x 9'1" (4.35m x 2.79m)
A very good size conservatory having UPVC double glazed upper windows and double doors opening to the garden. Tiled flooring, ceiling light and a gas heater. NOTE: Conservatory table available.

Stairs and Landing
The landing has an original fitted storage cupboard, carpet, two ceiling lights and the loft access hatch. The loft has a fold down ladder and is boarded for storage.

Bedroom One
15'11" x 11'3" (4.87m x 3.43m)
Appointed with a range of fitted wardrobes having mirror fronted sliding doors and two sets of fitted drawer units with shelving above. Pedestal wash hand basin with mixer tap with wall mirror mounted above. UPVC double glazed window to the front elevation, carpet, ceiling light and a radiator.

Bedroom Two
13'2" x 10'1" (4.02m x 3.08m)
The second double bedroom has a pedestal wash hand basin with pillar taps. UPVC double glazed window to the rear elevation, carpet, ceiling light and a radiator. NOTE:The wardrobes and double bed will be left if desired.

Bedroom Three
10'11" max x 7'1" (3.33m max x 2.18m)
UPVC double glazed window to the side elevation, carpet, ceiling light and a radiator.

Bathroom

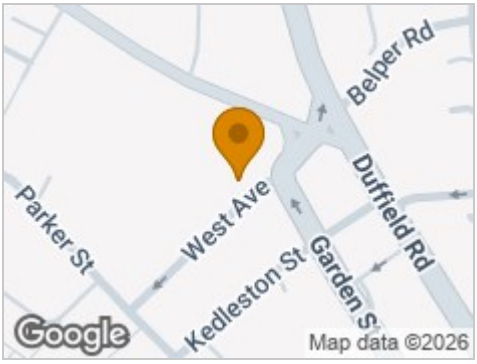
5'9" x 9'11" (1.77m x 3.03m)

Bathroom having a recently fitted modern suite comprising a low flushing WC, a wall mounted wash hand basin with mixer tap having an illuminated wall mirror fitted above. Paneled side bath with mixer tap having a shower fitted over featuring a fixed monsoon head a detachable rinser. Complementary tiling to the splash back areas and tiled flooring. Grey towel radiator, extractor fan, ceiling light and an opaque UPVC double glazed window to the rear elevation.

Outside

To the front of the house is a small fore garden behind a low brick wall with a gate to the front door. A door to the side gives access to the covered side entrance leading to the rear garden. The rear garden has a yard area where there is a cold water tap. The main garden has mature raised flower beds and a very pleasant paved patio seating area.

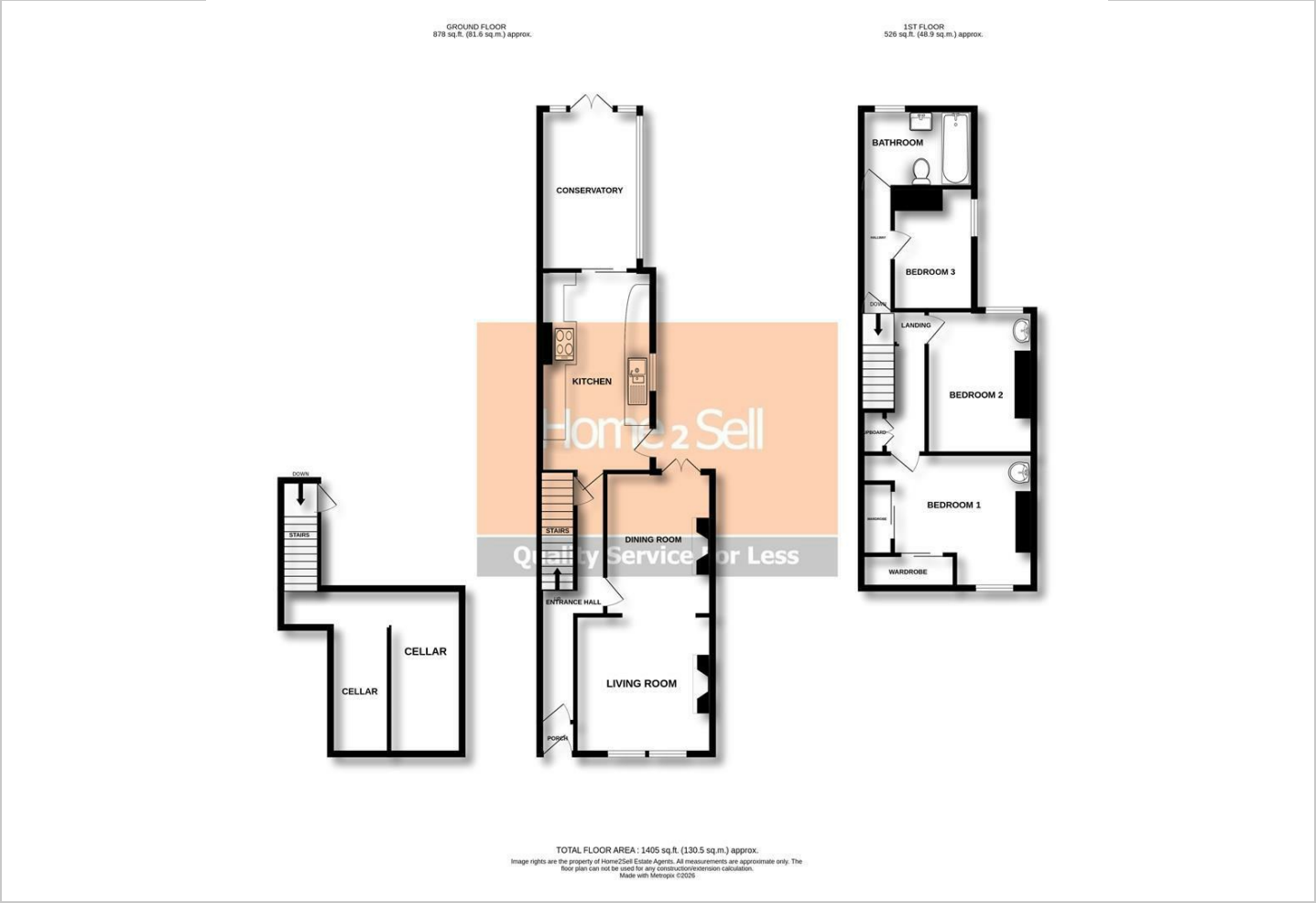
Road Map



Hybrid Map

Terrain Map

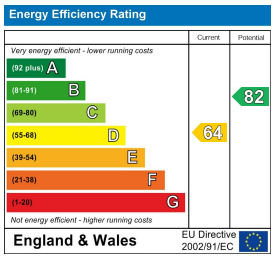
Floor Plan



Viewing

Please contact our Belper Lettings Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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