

Warwick Avenue

Derby, DE23 6HN



This enchanting period family home offer spacious living accommodation which retains many charming original features. Providing a straight forward renovation project that is sure to bring instant satisfaction.

NO CHAIN

Offers Over £300,000

John German

The property is centrally heated and double glazed with accommodation laid out over two floors comprising two generous reception rooms, kitchen, entrance hall and ground floor WC, there are three well proportioned bedrooms and a family bathroom on the first floor. Set back from the road on a mature plot with an ample driveway and a detached garage and offered for sale with no upward chain.

Located on Warwick Avenue the property is well situated for a comprehensive range of local amenities many of which lie within walking distance including a great range of shops and schools with great commuter access into the City Centre and beyond via excellent transport links including the A38/A50/A52/M1 and Derby train station and local bus service.

Entrance to the property is via an arched storm porch to the front which sits over the original hardwood entrance door with a leaded arched top light that leads into the elegant entrance hall which features original wood panelling, parquet flooring, coved ceiling and the original internal doors which lead off the ground floor accommodation. A dog leg staircase rises to the first floor landing.

The ground floor cloakroom is fitted with a low flush WC and a wash hand basin and has a window to the side elevation plus a lobby area which houses the central heating boiler and has useful hanging space for coats.

The lounge sits to the front of the property with a bay window overlooking the front garden, feature period tiled fireplace with an open fireplace, coved ceiling and picture rails.

To the rear is the second sitting room/dining room which is slightly bigger than the front lounge and has a stone fireplace with plinths on either side, a polished wood floor, a window to the side and French doors opening out onto the rear garden.

The kitchen also overlooks the rear garden and is fitted with a range of base and eye level units with roll edge worksurfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, a built-in oven and four ring gas hob with extractor hood over, space for appliances and featuring a fabulous pantry complete with stone thrall. There is a sliding access panel from the hallway, entrance door to the side, a window to the side and plenty of great storage space.

Stairs lead up past a stained glass window to the side to a landing with original internal doors which lead off to three well proportioned bedrooms and the family bathroom which is fitted with a low flush WC, pedestal hand wash basin and a "P" shaped bath with shower over and glass screen, tiling to splashback areas and a window to the rear.

Outside the property sits back from the road behind a lawned front garden with herbaceous borders. A tarmac driveway leads along the side of the property providing off road parking as well as access to the detached single garage. The rear garden is also mainly laid to lawn with well stocked borders, a block paved patio area and timber decking.

Note: Planning permission for a rear extension and dormer windows granted to the property directly behind work underway.

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

Property construction: Traditional

Parking: Drive **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

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

Broadband type: Fibre

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 D

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

Our Ref: JGA/14032024

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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Agents' Notes

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