Warwick Avenue Derby, DE23 6HN







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



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 with-in 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/M1and Derby train station and local bus service.

Entrance to the property is via a 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 legstaircase rises to the first floorlanding.

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 house 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 whish 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 tarmaced 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

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John German 🧐





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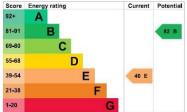
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derby@johngerman.co.uk











John German Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB 01332 943818





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