ABODE
SALES & LETTINGS

Nairn Avenue, Chaddesden, Derbyshire, DE21 6BJ

£120,000

https://www.abodemidlands.co.uk/

**** GREAT OPPORTUNITY **** NON STANDARD CONSTRUCTION **** Hall, lounge diner, kitchen, three bedrooms, bathroom. Front and rear garden, parking NO CHAIN.

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PORCH
Rear porch with door into hall.

HALL
Stairs to the first floor, storage cupboards, doors to -

LOUNGE
Patio doors to the rear, window and door to the front garden, cupboard and a door to the kitchen.

KITCHEN
Fitted units with work tops, sink unit, appliance spaces, door to the hall.

FIRST FLOOR LANDING
Cupboards, doors to -

BEDROOM 1
Wardrobes, window.

BEDROOM 2
Cupboard and window.

BEDROOM 3
Window.

BATHROOM
Bath, low flush, wc, wash hand basin, window.

OUTSIDE
Enclosed front and rear gardens. Parking.

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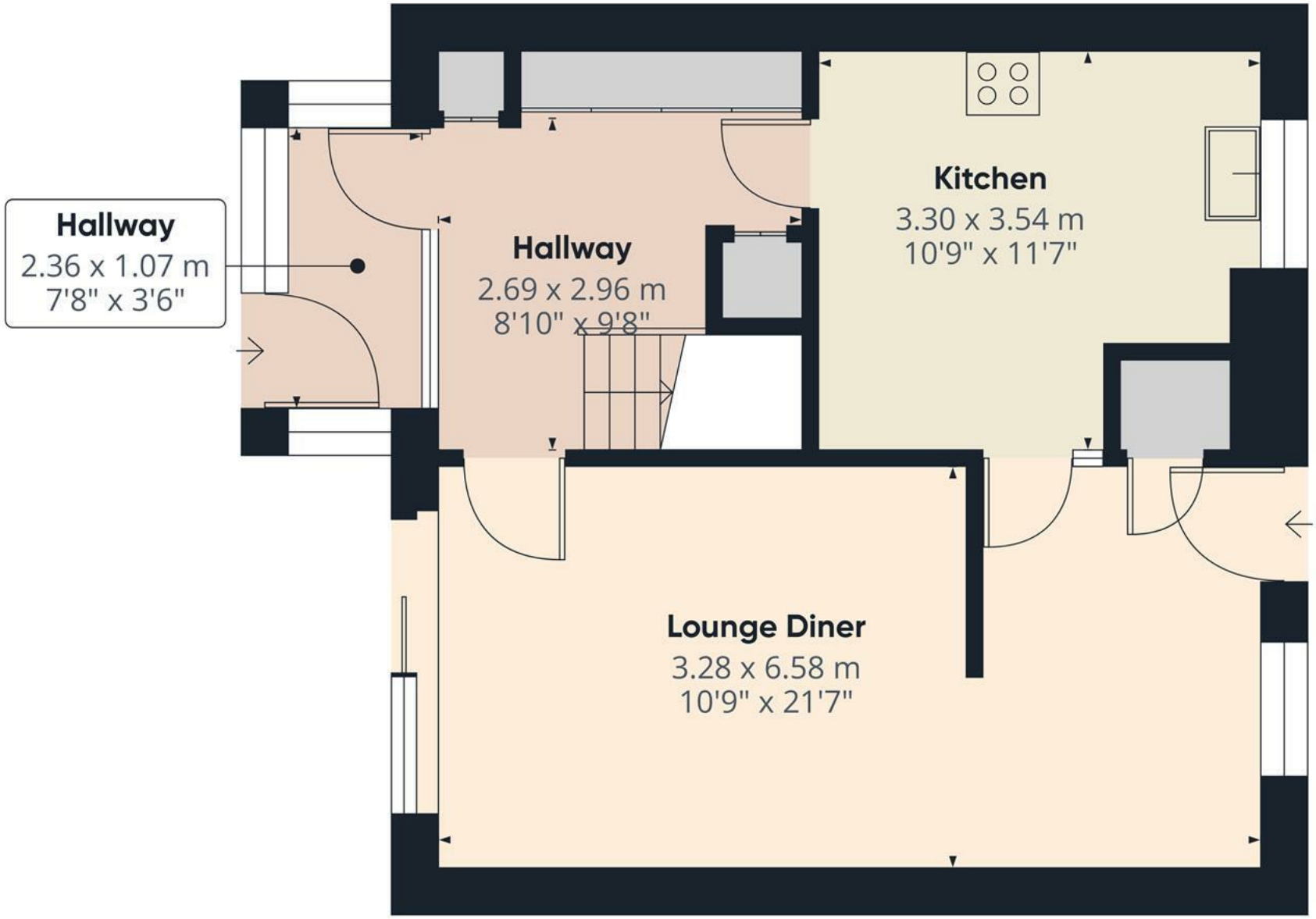

Floor 0

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Approximate total area(1)

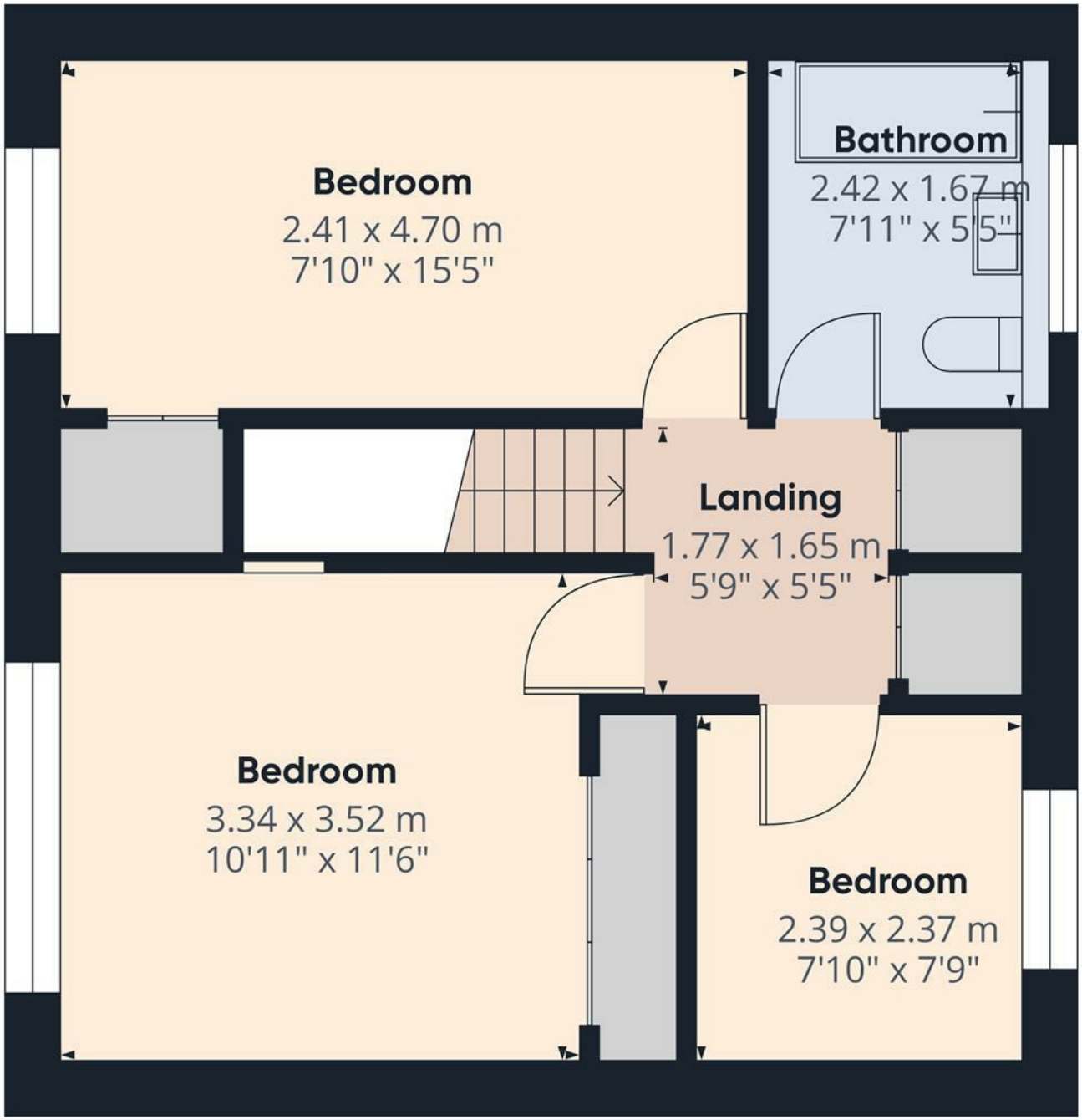
44.8 m²

483 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

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Approximate total area(1)

40.8 m²

439 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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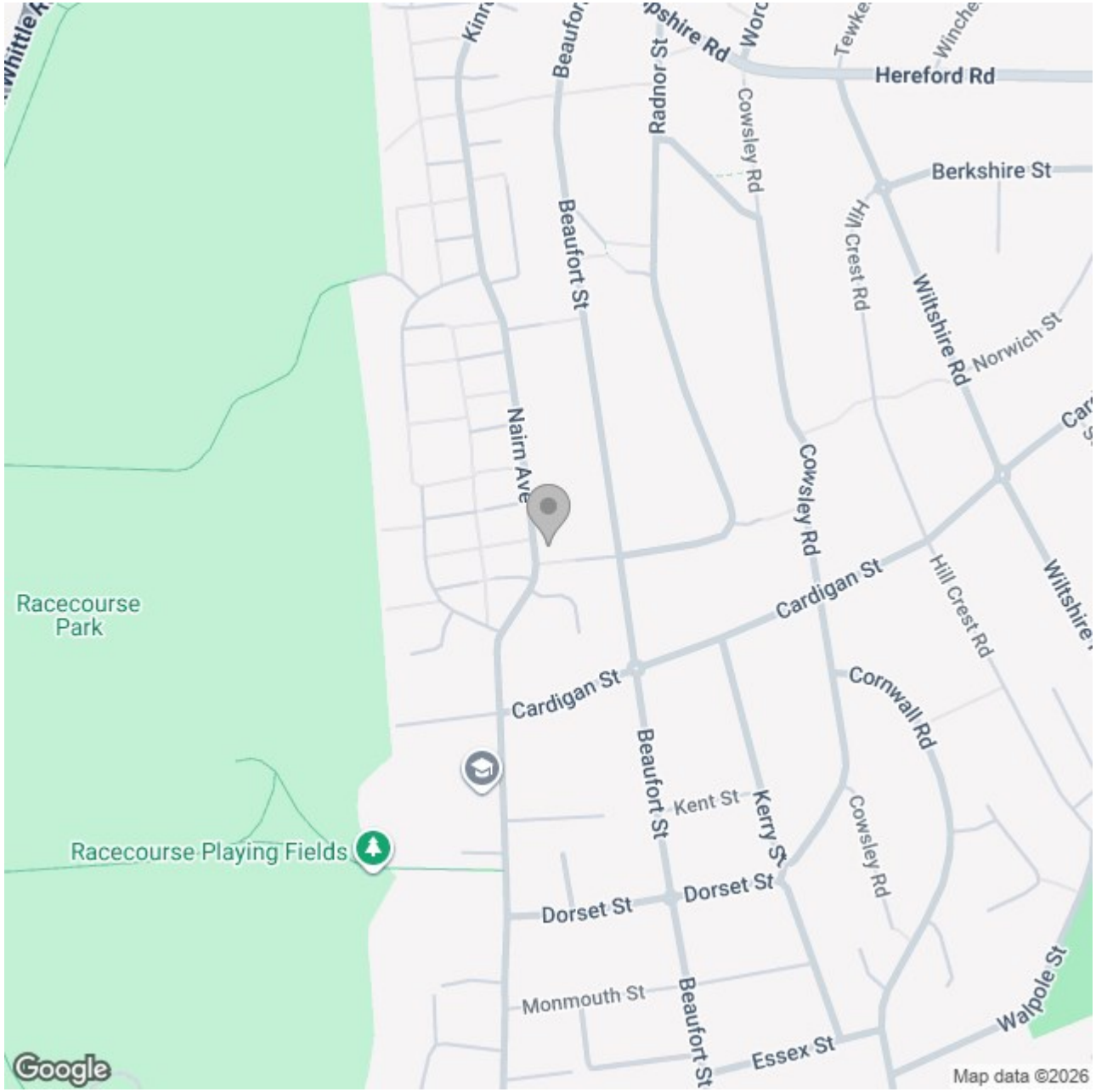

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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