

Kitchener Avenue, Derby, Derbyshire, DE23 8WH
£160,000





PUBLIC NOTICE – The vendor has been in receipt of an offer of £160000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts

SEMI DETACHED PROPERTY IN CONVENIENT LOCATION OFFERING PLENTY OF POTENTIAL Entrance hall, lounge, kitchen, bathroom. three first floor bedrooms, drive and a rear garden.

HALL

Stairs to the first floor and doors to -

LOUNGE

Window to the front.

KITCHEN

Window and door onto the garden.

BATHROOM

Bash, wash hand basin, low flush wc and radiator.

FIRST FLOOR

BEDROOM

Window

BEDROOM

Window

BEDROOM

Window

OUTSIDE

Front off road parking and a rear garden.







Hallway

Hallway

1.88 x 0.97 m
6'1" x 3'2"

Bathroom

1.82 x 1.89 m
5'11" x 6'2"

Lounge

3.73 x 4.02 m
12'3" x 13'2"

Kitchen

2.98 x 3.97 m
9'9" x 13'0"



Floor 0

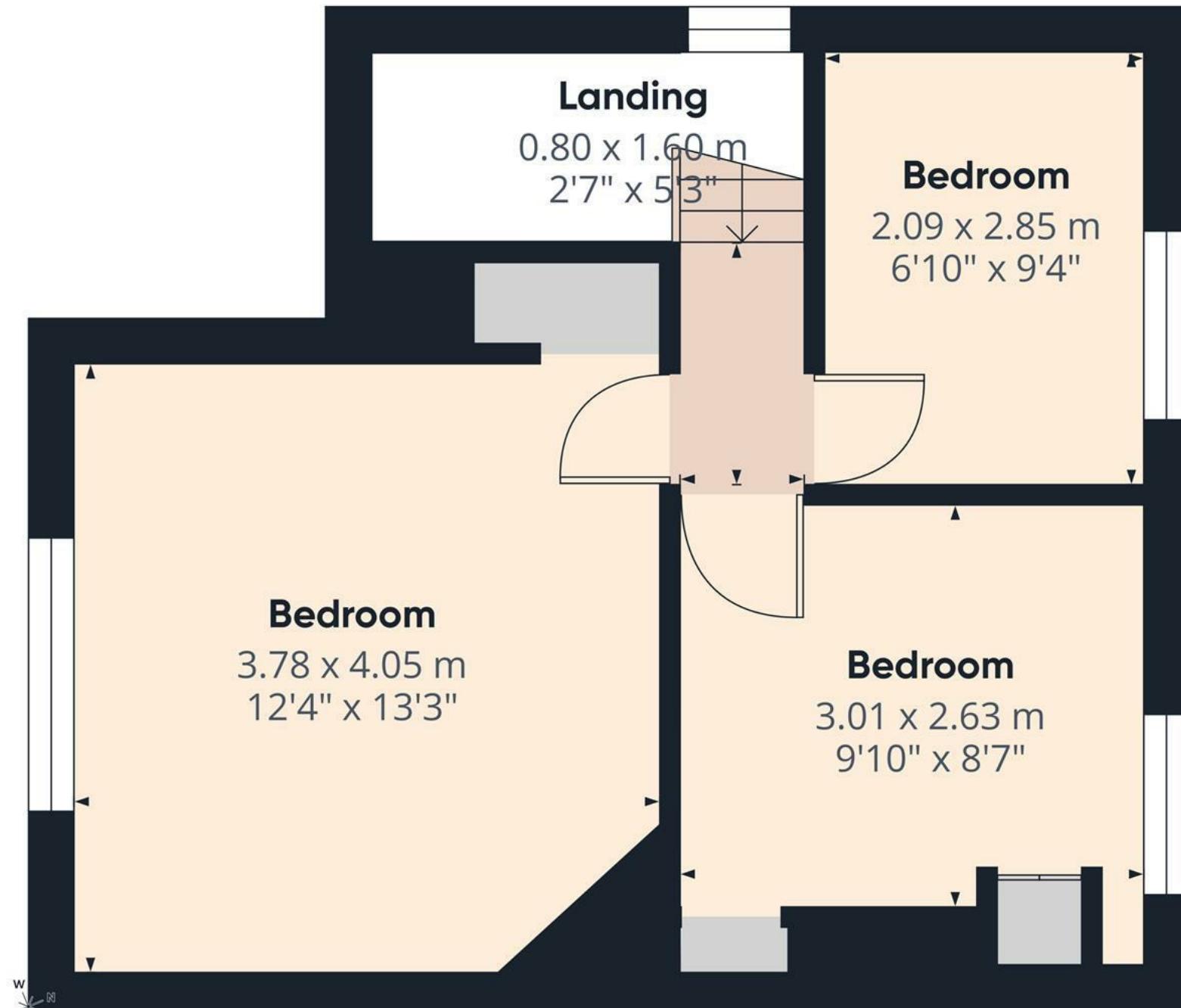
Approximate total area⁽¹⁾

34.9 m²
377 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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Approximate total area⁽¹⁾

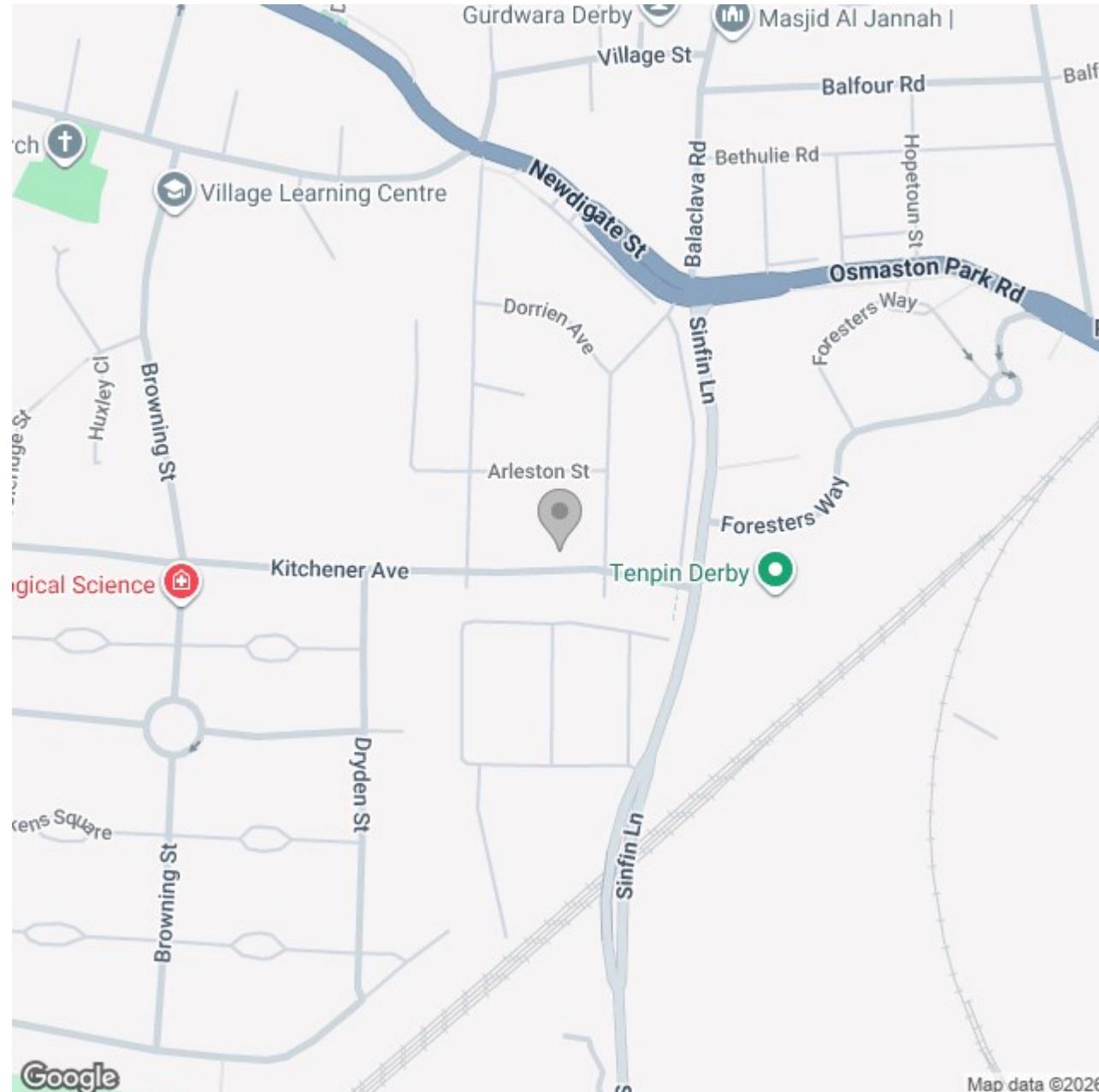
30.8 m²

331 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	