ABODE
SALES & LETTINGS

Kestrel Avenue, Woodville, Derbyshire, DE11 7QG

Offers Over £190,000



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







**** IMPRESSIVE PROPERTY PERFECT FOR A FIRST TIME BUYER **** In brief the property offers a fitted kitchen, lounge diner with doors onto the garden, Two bedrooms and a bathroom. Front drive and garage, enclosed rear garden.

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KITCHEN
Entrance door into the kitchen with fitted wall mounted, base and drawer units with work surfaces, breakfast bar and a sink and drainer unit. Fitted electric oven, gas hob and built in microwave, integrated fridge and a upvc double glazed window.

LOUNGE DINER
Stairs to the first floor, under stairs storage cupboard, feature fireplace with living flame coal effect gas fire, radiator, upvc double glazed window and double doors onto the garden.

FIRST FLOOR LANDING
Loft access, doors to -

BEDROOM I
Storage cupboard, upvc double glazed windows, radiator.

BEDROOM 2
Storage cupboard, upvc double glazed window, radiator.

BATHROOM
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin. radiator and upvc double glazed window.

OUTSIDE
Front drive and garage. Rear garden with paved patio, lawn and mature shrubs.






















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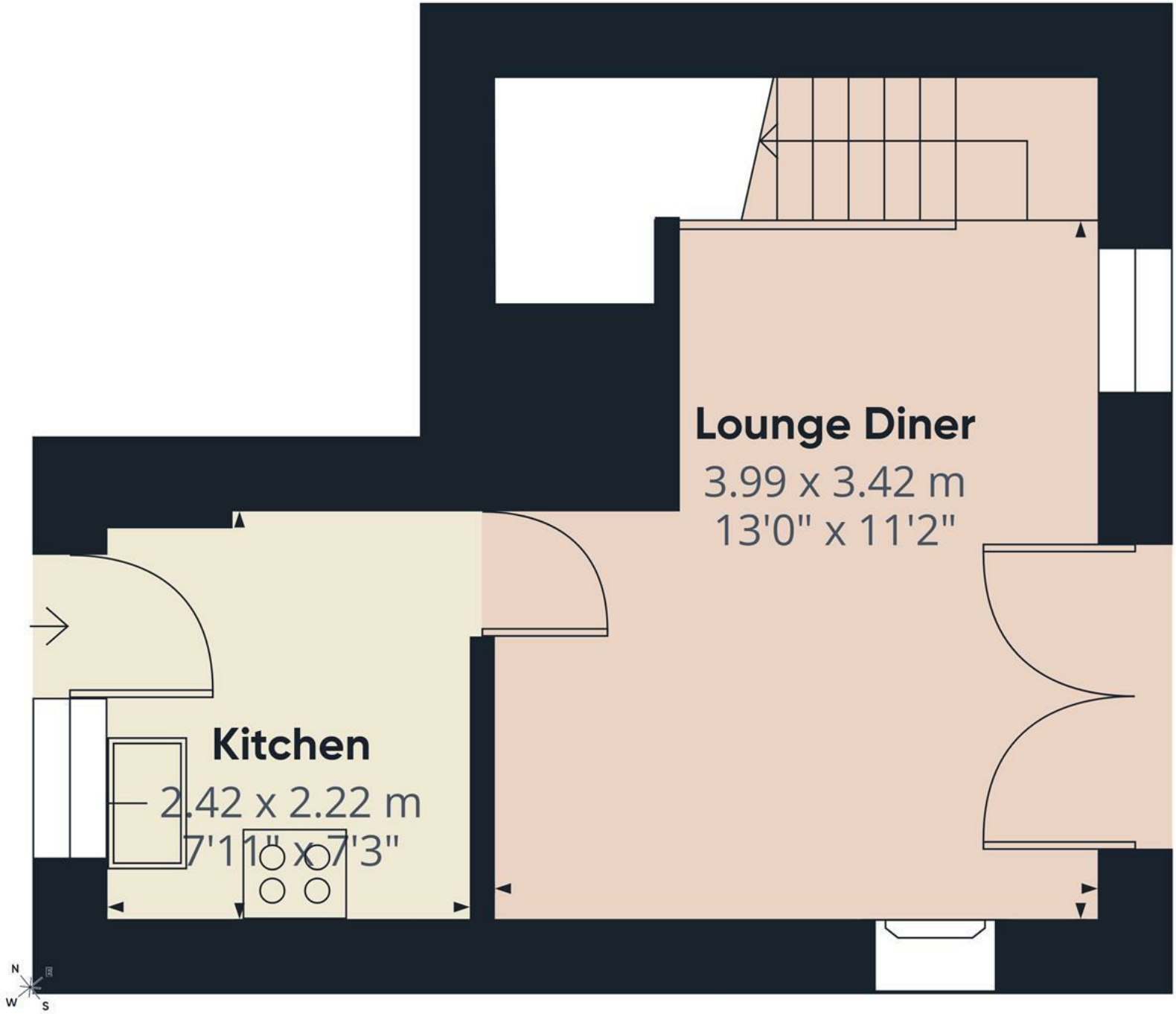

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Floor 0

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Approximate total area(1)

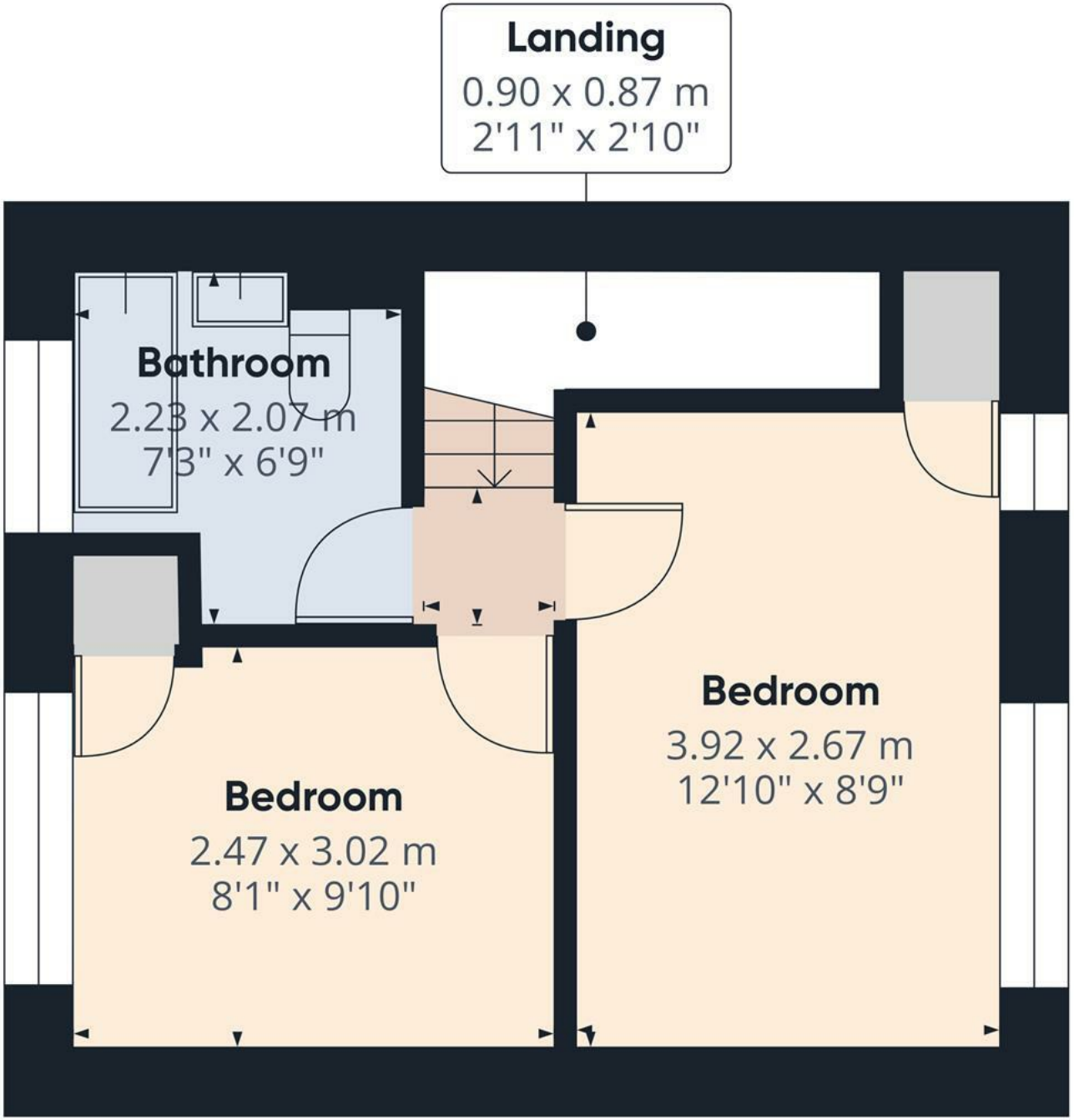
21.6 m²

232 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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Floor 1

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Approximate total area(1)

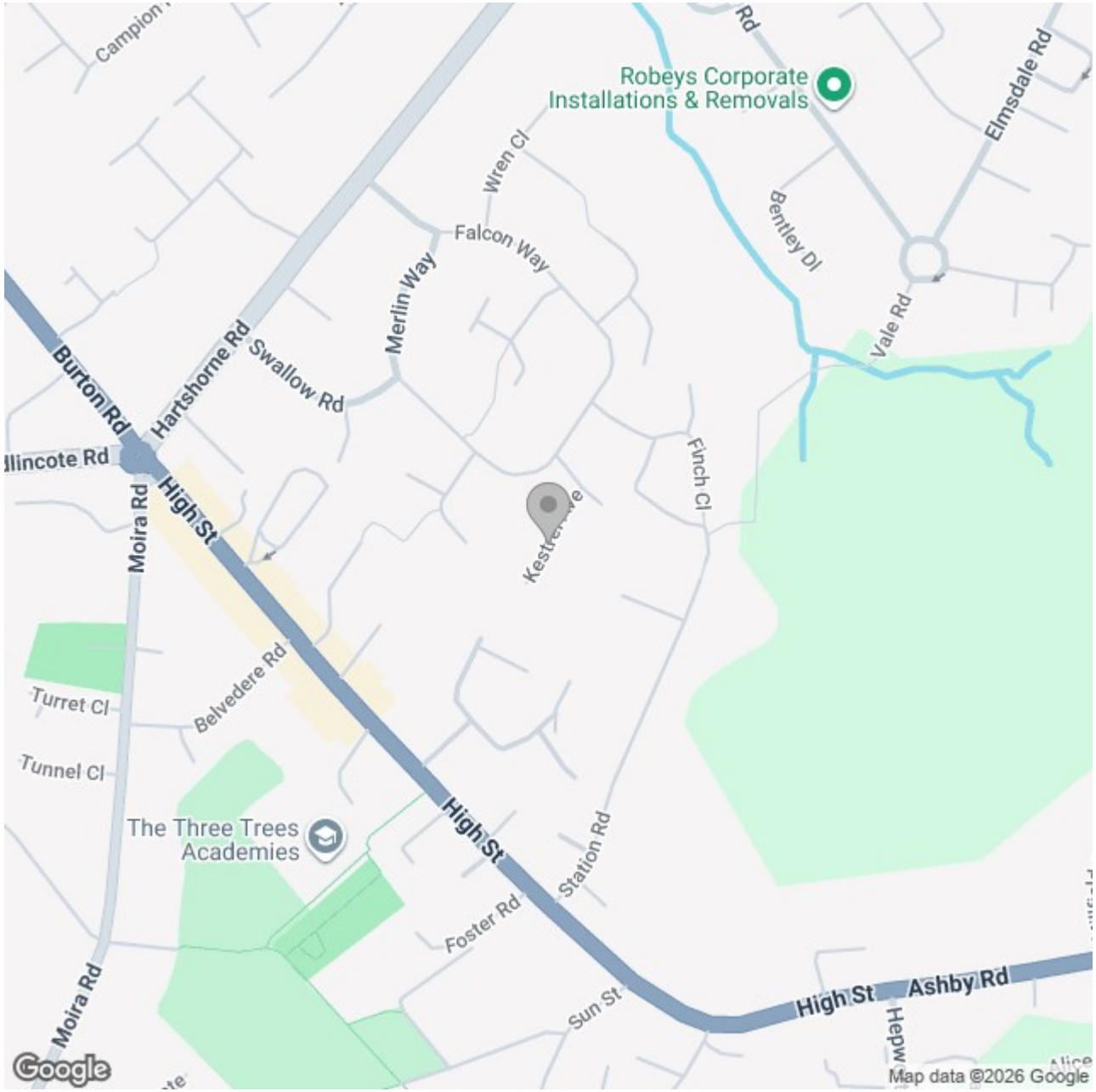
23.6 m²

254 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		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.