ABODE
SALES & LETTINGS

Belvedere Road, Woodville, Derbyshire, DEII 7EQ

Offers Over £180,000



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







**** THREE BEDROOM PERIOD PROPERTY WITH PLENTY OF CHARM ****

Well presented semi detached property offering a lounge and dining room, fitted kitchen , three first floor bedrooms and a family bathroom with a bath and separate shower. Rear garden with lawn and covered decked patio area. OVER LOOKING THE PLAYING FIELDS.

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LOUNGE
Entrance door into the lounge with a feature living flame gas fire with wood surround, radiator and a upvc double glazed window to the front.

LOBBY
Under stairs storage cupboard.

DINING ROOM
Radiator, upvc double glazed window, door to the stairs and a door to the kitchen.

KITCHEN
Fitted wall mounted, base and drawer units wth work surfaces and a sink and drainer unit. Rangel style cooker, additional appliance spaces and plumbing for a washing machine. Two upvc double glazed windows and a door to the garden.

FIRST FLOOR LANDING
Doors to -

BEDROOM I
Upvc double glazed window and a radiator.

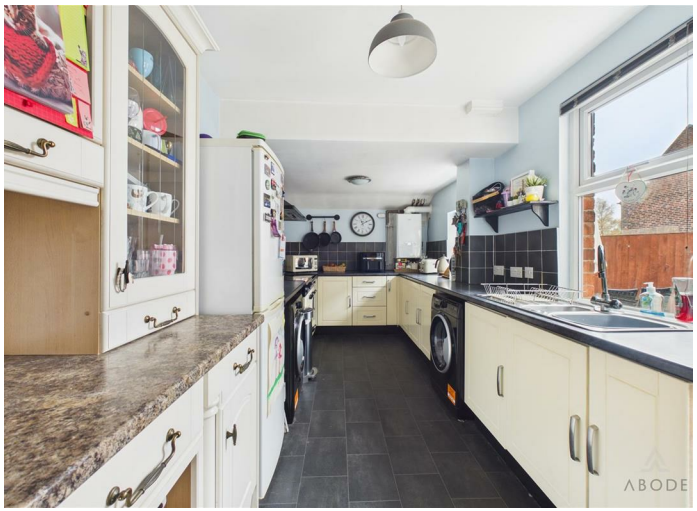
BEDROOM 2
Upvc double glazed window and a radiator.

BEDROOM 3
Upvc double glazed window and a radiator.

BATHROOM
Panel enclosed bath with mixer tap and shower attachment, separate enclosed shower, vanity sink unit with wash hand basin and a storage cupboard under. low flush wc, radiator and upvc double glazed window.

OUTSIDE
Lawn, paved patio area and two decked patios one of which is covered.








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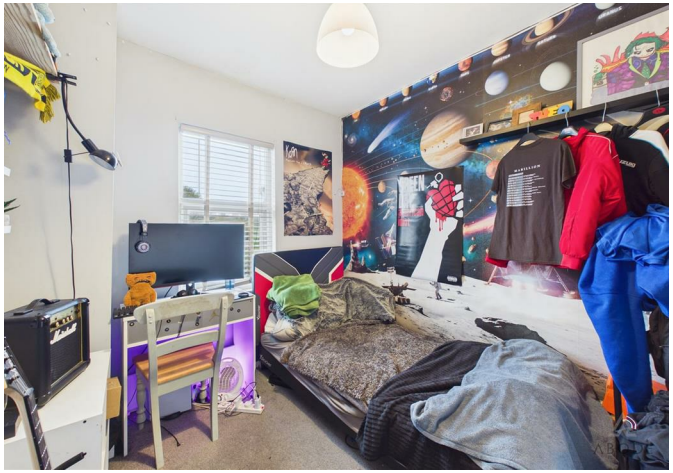

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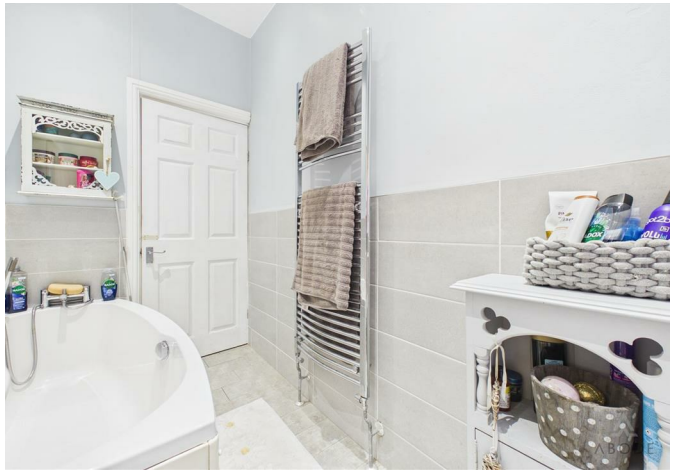





HELLO KITTY


GREEN
DAY
american
idiot



















Floor 0

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Approximate total area(1)

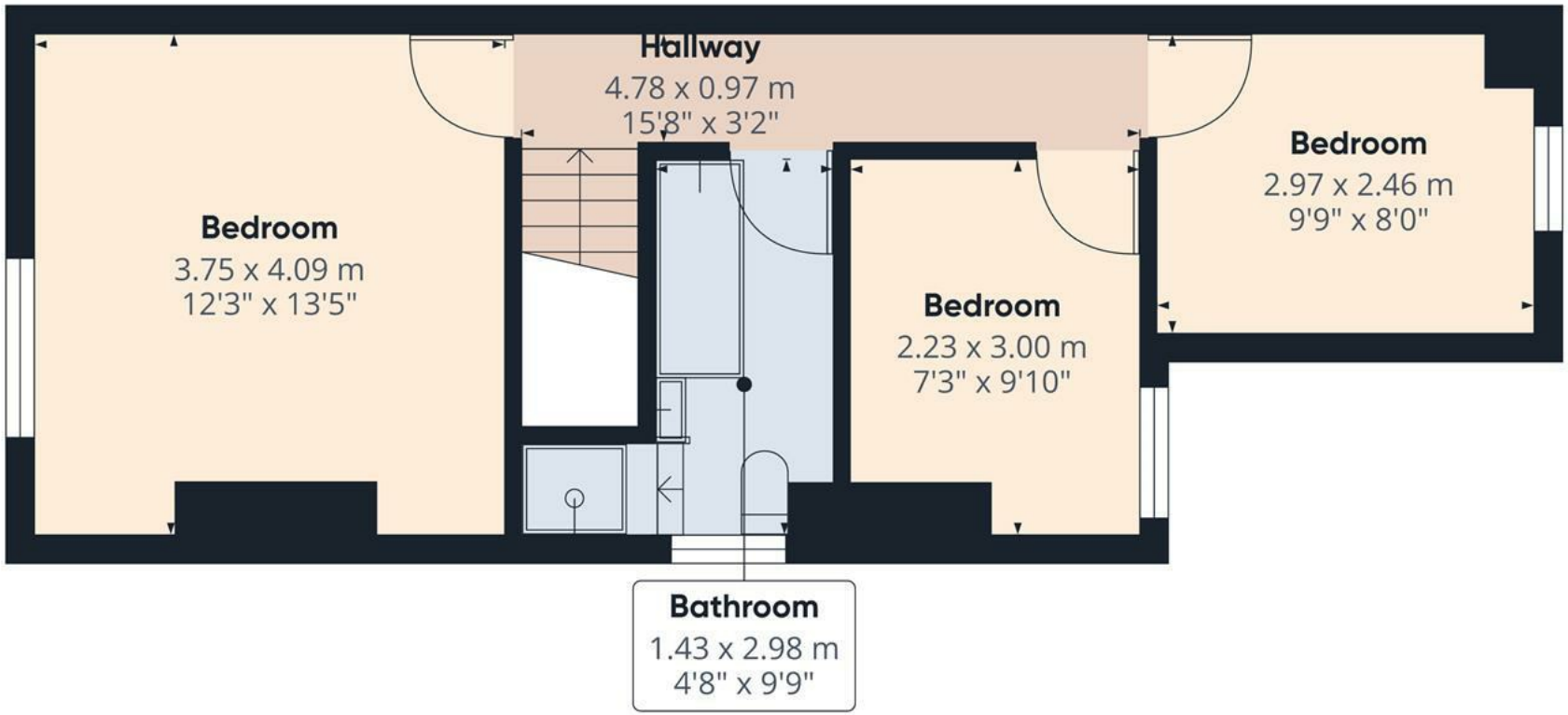
45.2 m²

486 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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N E W S

Floor 1

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Approximate total area(1)

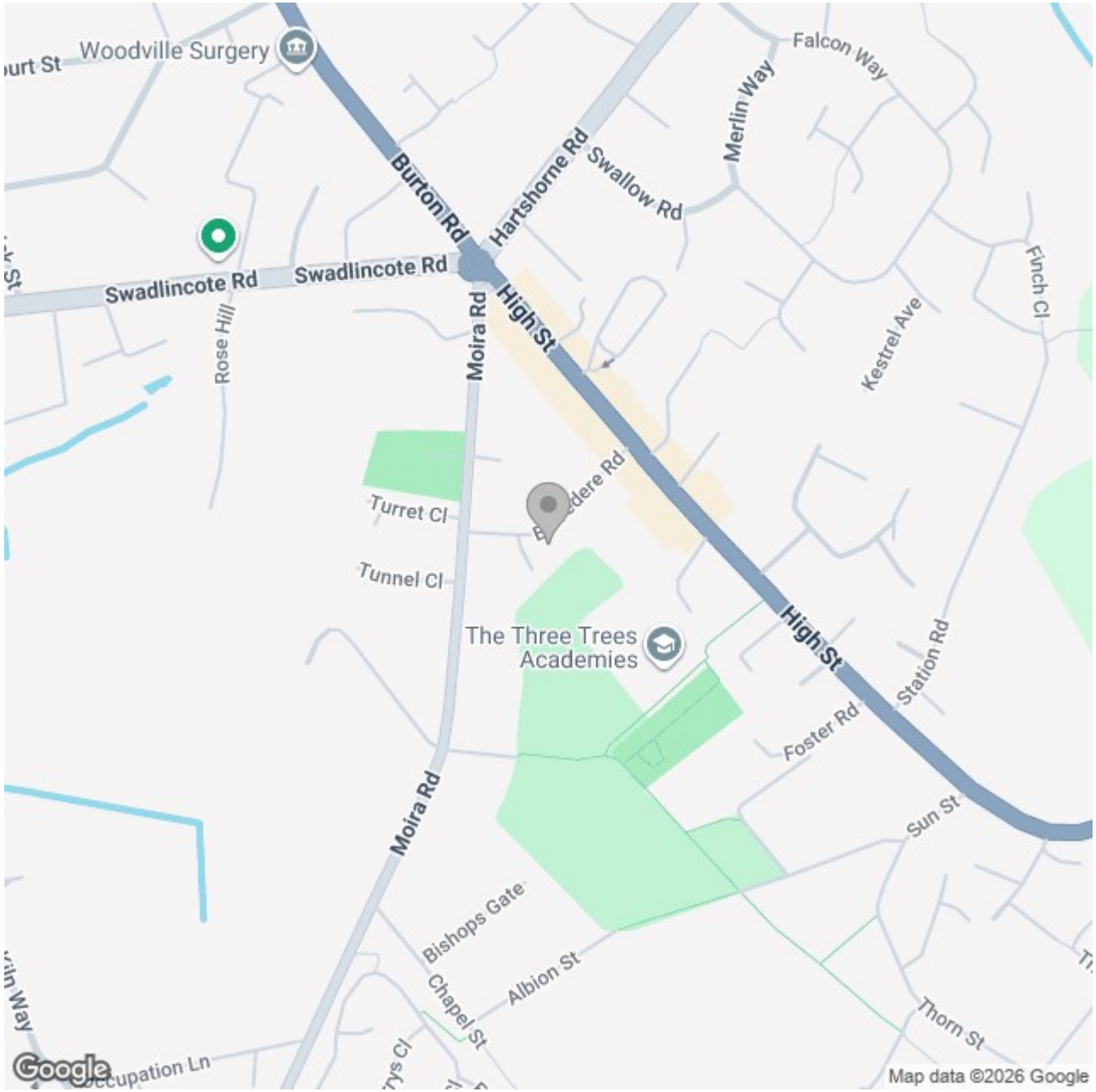
38.1 m²

411 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		80
(69-80) C		
(55-68) D	65	
(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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