

## LOT 31

Two bedroom semi-detached house, gas central heating and double glazing where specified and garage

### 16 Bramfield Avenue, Derby DE22 3TL

**DESCRIPTION:** Two bedroom semi-detached house, gas central heating and double glazed windows where specified, front and rear gardens, driveway and parking access to garage. Potential for extension subject to planning.

**ACCOMMODATION:**

**Ground floor:** Entrance hall, lounge/dining room, walk in cupboard, kitchen.

**First floor:** Landing, three bedrooms, bathroom

**Exterior:** Front and rear gardens, driveway, garage.

**TENURE:** Freehold.

**VENDOR'S SOLICITORS:** John M Lewis Licensed Conveyancers, 92 St Peters Street, Derby, tel: 01332 292204.

**VIEWING:** By arrangement with the Auctioneers: Bagshaws Residential, 38 Cornmarket, Derby DE1 2DG, tel: 01332 361308.



**Guide Price - £100,000 - £110,000**

**PLEASE REFER TO THE GENERAL CONDITIONS OF SALE APPLICABLE TO THIS LOT**