ABODE
SALES & LETTINGS

Salvation Mews, Wilmot Road, Derbyshire, DE11 9BN

£170,000

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

** SPACIOUS KITCHEN DINER ** Modern property offering a lounge and kitchen diner, two bedrooms and a bathroom. Gas heating system and upvc double glazed. Enclosed garden and a drive. Offered for sale with no chain.

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LOUNGE
Entrance door into the lounge with upvc double glazed window to the front and a radiator.

INNER HALL
Stairs to the first floor.

KITCHEN DINER
Fitted units with work surfaces and a breakfast bar. Fitted oven and hob, radiator, sky light window and double doors onto the garden.

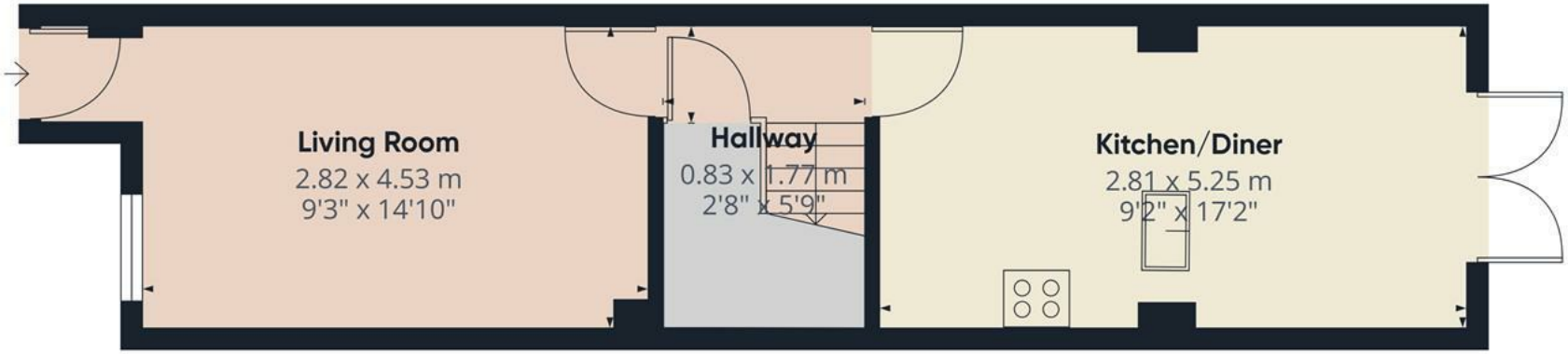
FIRST FLOOR LANDING
Doors to -

BEDROOM I
Upvc double glazed window and a radiator.

BEDROOM 2
Upvc double glazed window and a radiator.

BATHROOM
Panel enclosed bath with shower and shower screen, low flush wc, wash hand basin and radiator.

OUTSIDE
Front drive way and a rear garden with a lawn and rear gate.



Floor 0

Approximate total area(1)

33.3 m²

358 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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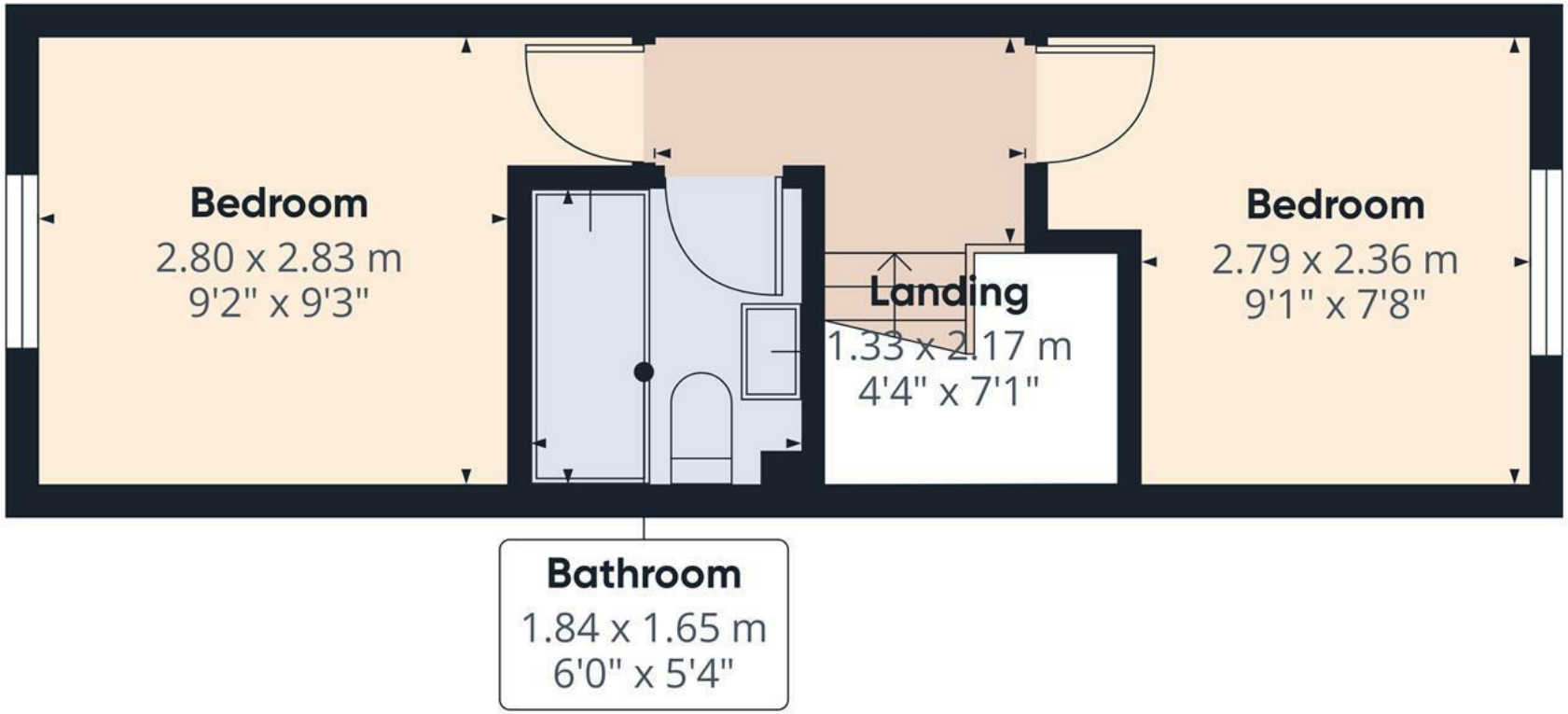

Floor 1

Approximate total area(1)

21.3 m²

230 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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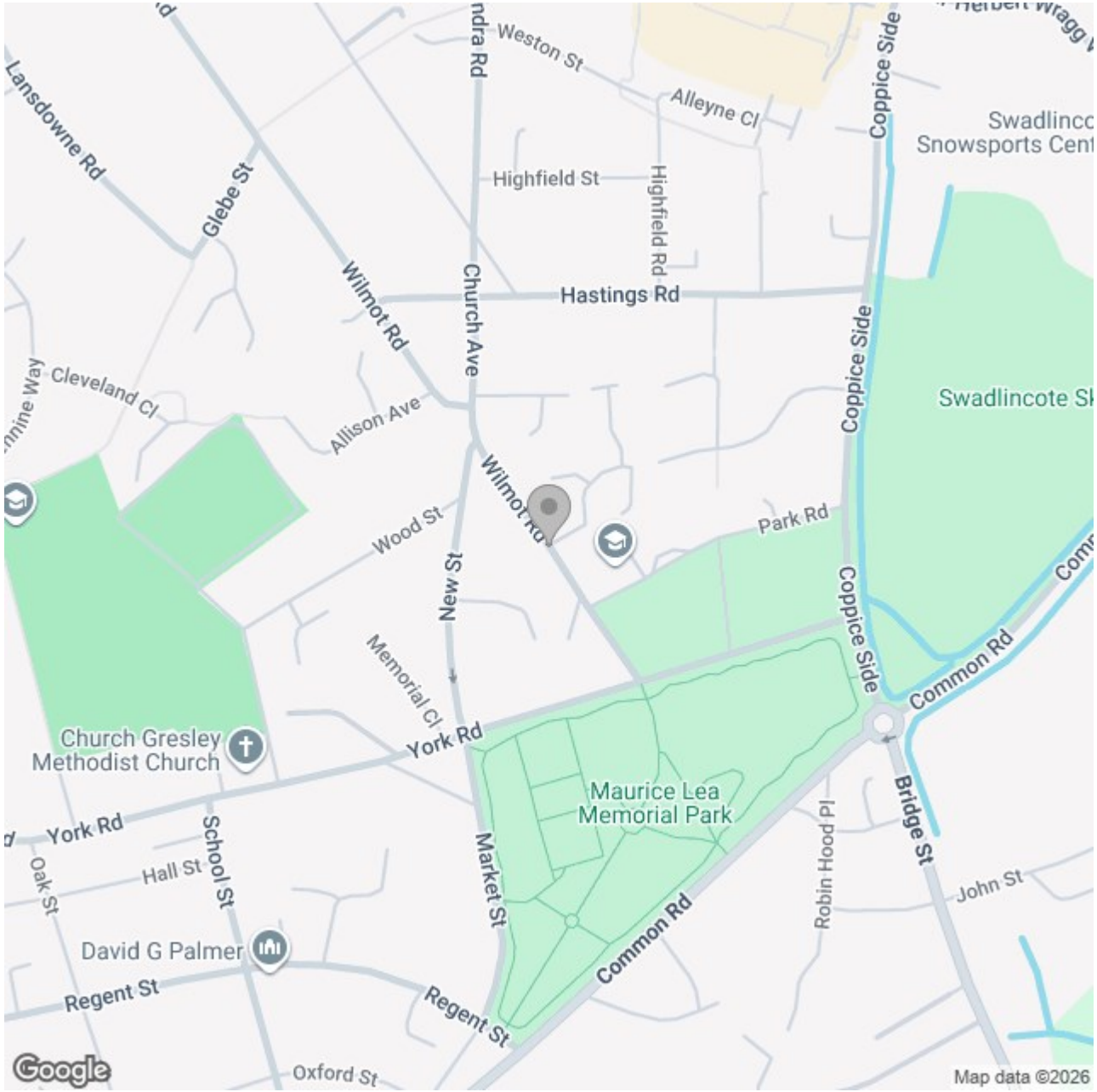

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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

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