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89 Allestree Street, Alvaston, Derby, DE24 8TW | O.I.E.O £95,000 **Freehold**

Hannells are delighted to bring to the market this fantastic two bedroom mid terrace property that would be perfect for any first time buyer, with ample living space and good access to public transport, this well presented home is not one to be missed.

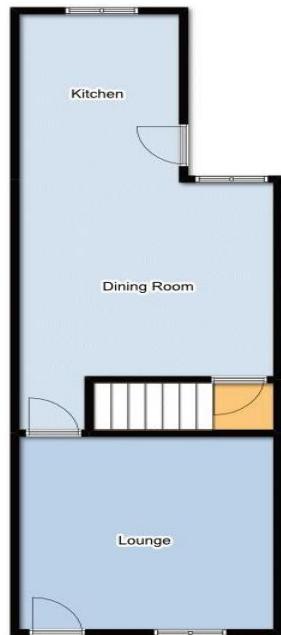
- Two Bedrooms
- Two Reception Rooms
- No Upward Chain
- EPC Rating E





## Rooms & Measurements

| Lounge: 11' 1" x 11' 2" (3.38m x 3.40m)



| Dining Room: 11' 11" x 11' 1" (3.63m x 3.38m)

| Kitchen: 6' 10" x 9' 2" (2.08m x 2.79m)

| Bedroom One: 11' 3" x 11' 3" (3.43m x 3.43m)

| Bedroom Two: 7' 11" x 11' 1" (2.41m x 3.38m)

| Bathroom: 7' 11" x 11' 1" (2.41m x 3.38m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	57
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### Directions:

Leaving the Hannells office take the third exit onto London Road and proceed straight over the next roundabout and continue down London Road until you reach Allestree Street on the left hand side where the property can be found at the top of the street on the left hand side.

**Get in touch!** Tel: 01332 573130 Email: [enquiries@hannells.co.uk](mailto:enquiries@hannells.co.uk)

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents. These particulars are intended only as guide to the property. They do not form part of any sale contract and although believed to be correct, they may be inaccurate in important respect.

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**View This Property!**

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you!

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