



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



## 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.

W: [hannells.co.uk](http://hannells.co.uk)  
 E: [alvaston@hannells.co.uk](mailto:alvaston@hannells.co.uk)  
 T: 01332 573130

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

259 Keldholme Lane, Alvaston, DE24 0ST | **O.I.E.O £150,000 (Freehold)**

**Superbly well presented, two bedroom semi-detached property, ideal for first time buyers and in a popular area of Derby. The property offers ample living space, a well maintained garden and a modern kitchen/diner - it will make a fantastic first home.**

- IDEAL FOR FIRST TIME BUYERS
- TWO BEDROOMS
- EPC RATING D
- MODERN KITCHEN/DINER
- AMPLE DRIVEWAY PARKING



## Viewings Strictly By Appointment Only

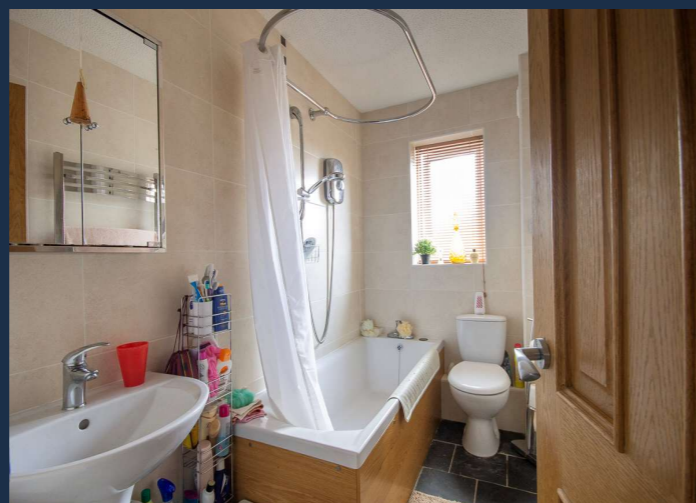
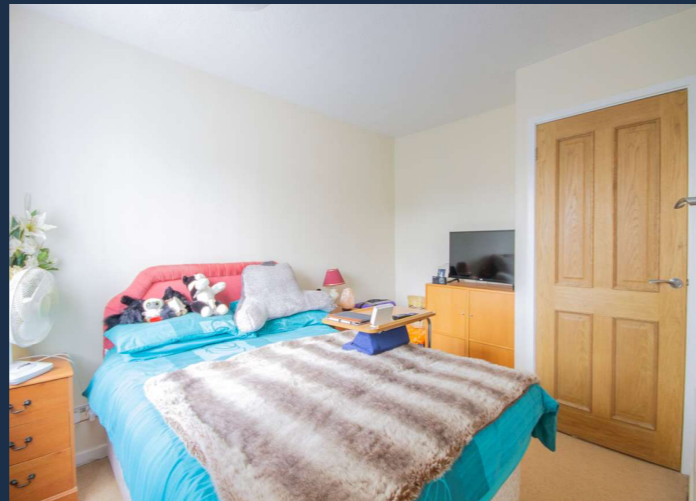
We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of £185 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.



### Full Description

Superbly well presented, two bedroom semi-detached property, ideal for first time buyers and in a popular area of Derby. The property offers ample living space, a well maintained garden and a modern kitchen/diner - it will make a fantastic first home.

In brief the accommodation on offer comprises; entrance hall, spacious lounge to the front, and a modern kitchen/diner to the rear with integrated appliances and french doors to the garden. To the first floor are two spacious bedrooms, the master with fitted storage and a modern family bathroom. The property benefits from recently upgraded gas central heating and double glazing throughout.

Externally to the front of the property is ample driveway parking leading to gated access to the side and rear. The garden to the rear is beautifully laid out with a patio seating area, lawn, a shed and fenced boundaries.

Keldholme Lane is very conveniently located for access to the A50 and A6, good local schools, shops and other local amenities. The property must be viewed to appreciate what's on offer.

### Measurements & Details

**Kitchen:** 9' 2" x 11' 6" (2.79m x 3.50m)

**Living Room:** 16' 9" x 11' 6" (5.10m x 3.50m)

**Bedroom 1:** 11' 9" x 9' 2" (3.58m x 2.79m)

**Bedroom 2:** 13' 6" x 6' 4" (4.11m x 1.93m)

**Bathroom:** 8' 6" x 4' 9" (2.59m x 1.45m)

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*A Moving Experience*