



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	49   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.



## 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.

46 Commerce Street, Alvaston, DE24 8TQ **O.I.E.O £110,000 (Freehold)**

**\* IDEAL FOR FIRST TIME BUYERS \*** A very well presented, two double bedroom traditional terrace property located in the popular area of Alvaston and benefiting from two very spacious reception rooms, uPVC double glazing, gas central heating and a modern kitchen.

- NO UPWARD CHAIN
- TWO BEDROOMS
- EPC RATING E
- VERY WELL MAINTAINED
- TWO RECEPTION ROOMS







46 Commerce Street, Alvaston, DE24 8TQ **10.I.E.O** £110,000 (Freehold)

*A Moving Experience*

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## Full Description

\* IDEAL FOR FIRST TIME BUYERS \* A very well presented, two double bedroom traditional terrace property located in the popular area of Alvaston and benefiting from two very spacious reception rooms, uPVC double glazing, gas central heating and a modern kitchen.

The accommodation in brief comprises: living room to the front with feature fireplace, dining room and a modern kitchen. Stairs lead down from the dining room to a cellar. To the first floor are two superbly spacious double bedrooms and a three piece family bathroom with a modern suite.

The rear of the property features a small private garden with secure boundaries and gated access to the side entrance way.

Commerce Street is well situated for Pride Park, the City Centre, Alvaston and its amenities including shops, schools and transport links for the A50, A52 leading to the M1 motorway and East Midlands Airport. Ideal for first time buyers and investors alike – call now to book your viewing!

## Measurements & Details

Living room: 11' 5" x 11' 0" (3.48m x 3.35m)

Dining Room: 11' 9" x 10' 5" (3.58m x 3.17m)

Kitchen: 12' 1" x 5' 9" (3.68m x 1.75m)

Bedroom 1: 11' 5" x 14' 3" (3.48m x 4.34m)

Bedroom 2: 12' 0" x 7' 4" (3.65m x 2.23m)

Bathroom: 12' 3" x 8' 0" (3.73m x 2.44m)

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