

# Tiber Close, Alvaston

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Offers in excess of  
**£210,000**



This property at a glance:



1



2



1



2



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# Tiber Close, Alvaston



## **Mikaela says:**

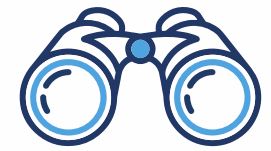
*"You don't see a two bedroom detached home often, what a great property! There's even a double driveway (as well as a carport!) and a really good sized garden too. Inside the home there's a handy hallway area with plenty of space for coats and shoes which leads through to a great sized living room with a bow window letting in lots of natural light. The downstairs layout is really quite modern, with a bright and welcoming kitchen diner to the back. There's space for appliances, an under stairs cupboard and doors out to the garden too. My favourite thing about the house has got to be the location, the quiet cul-da-sac is a real bonus!"*



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## Did you spot...

*This detached property has 2 double bedrooms and is located in a quiet cul-de-sac*



## A message from the seller:

*"Welcome to my house, I'm selling the first house I purchased 16 years ago, this is great for first-time buyer house, couples, or small family. I lived in this house for the first 8 years, me and my partner at the time (now my wife) had our first daughter here, for the last 8 years it has been rented out by a small family who have looked after the house to high standard which is unusual for rentals!"*







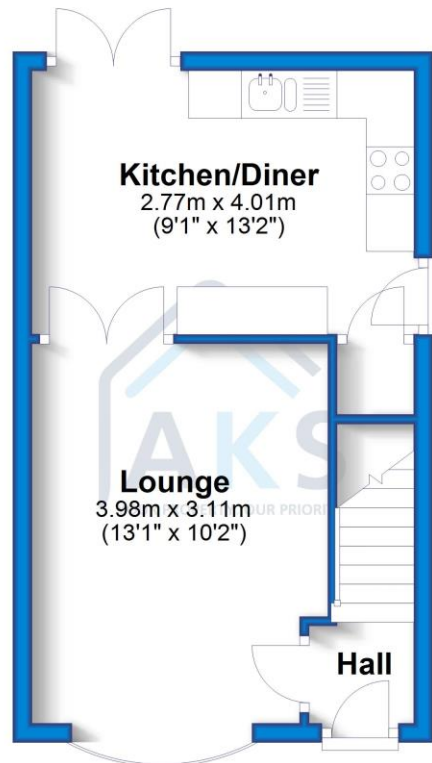
# Floor Plan



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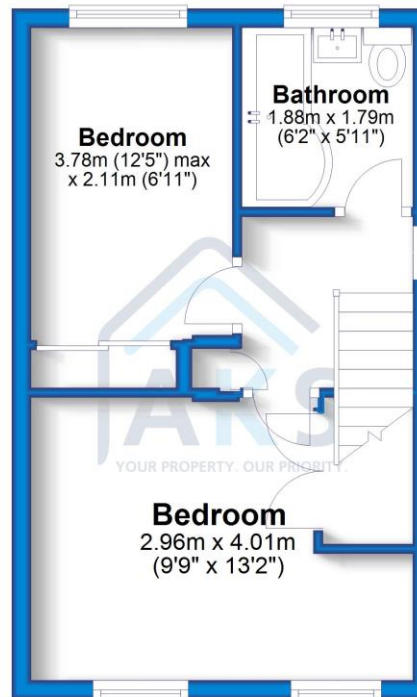
## Ground Floor

Approx. 27.7 sq. metres (297.8 sq. feet)



## First Floor

Approx. 27.4 sq. metres (295.3 sq. feet)



Total area: approx. 55.1 sq. metres (593.1 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



200+ 5 star Google Reviews



## Key Features:

- 2 BEDROOM DETACHED
- DOUBLE TANDEM DRIVEWAY
- CAR PORT AND SINGLE GARAGE
- KITCHEN DINER
- CUL DE SAC LOCATION



## About the area:

Alvaston is a popular suburb of Derby, with frequent and easy access into the City Centre through the local public transport links. It is within walking distance to Lakeside Primary School as well as local amenities including Tesco Express, Aldi and other local convenience stores. Pride Park is in the vicinity of the area which has an array of shops, Pride Park Stadium and access to Derby Train Station. For travelling, within a 5 minute drive you are onto the A6, leading towards the A50, A52 and M1.



## Schools:

There are several primary and secondary schools within the area.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video

