

HoldenCopley

PREPARE TO BE MOVED

Brighton Road, Alvaston, Derbyshire DE24 8TF

£170,000

Brighton Road, Alvaston, Derbyshire DE24 8TF

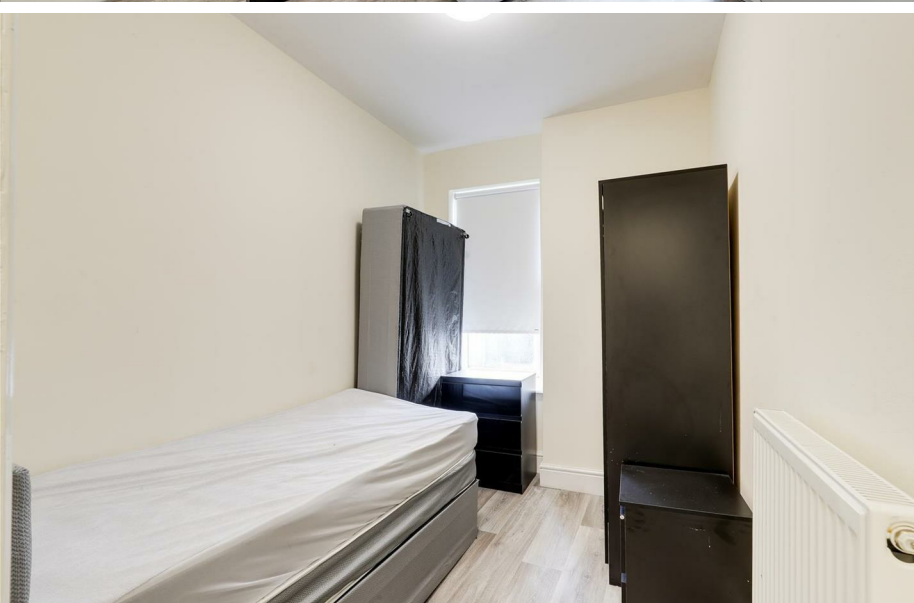
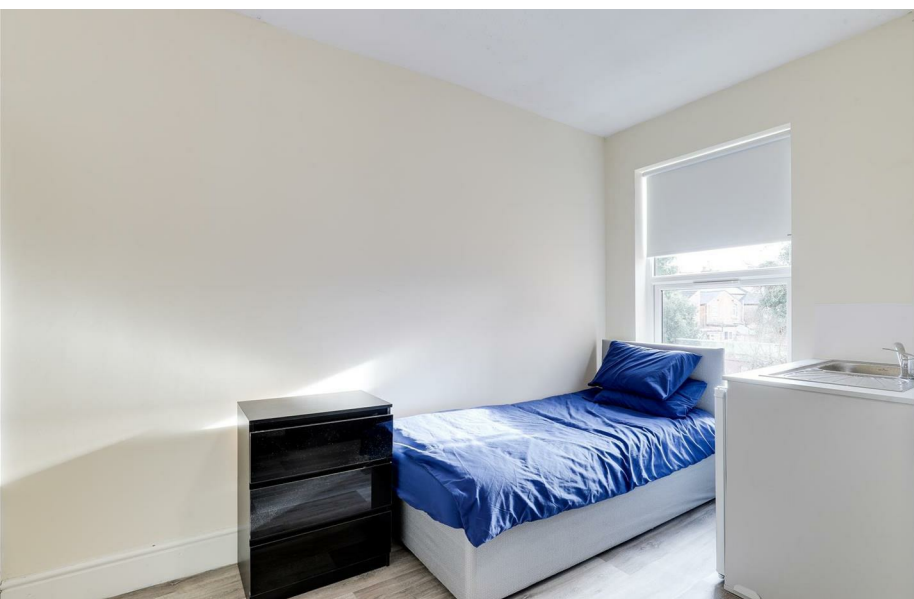


INVESTORS OPPORTUNITY INCOME 11.93% YIELD...

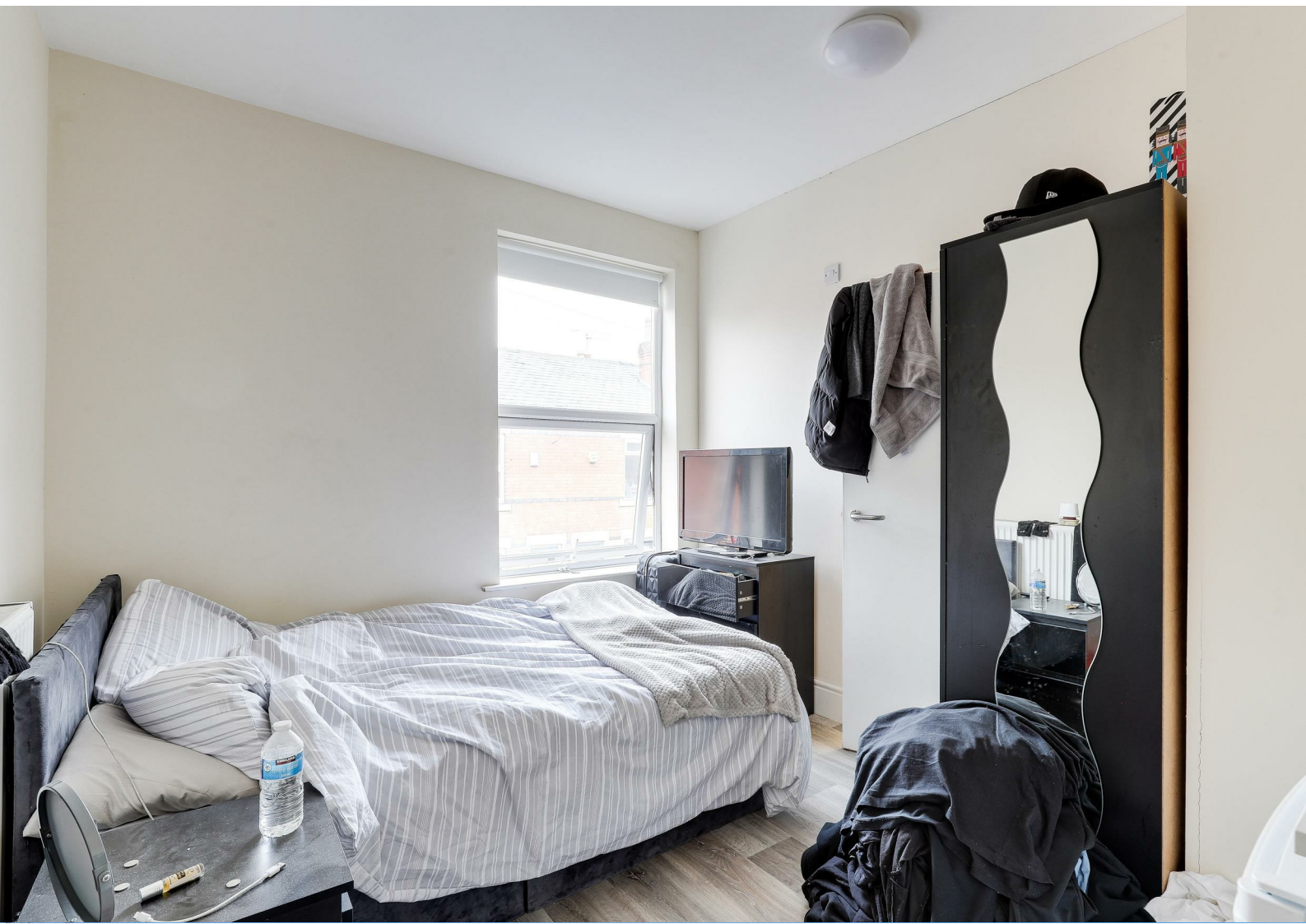
Introducing an exceptional investment opportunity tailored for those seeking immediate transactions with cash. This enticing four-bedroom mid-terraced residence is available with no upward chain, situated in a sought-after location just a brief distance from Alvaston Park, local shops, dining options, and convenient commuting connections. Upon entering, you'll encounter a hallway that leads to the first of the four bedrooms, a dining room, and a well-appointed kitchen that seamlessly transitions to the rear hallway, providing access to the garden. The ground floor also features two shower rooms. Ascend the stairs to the first floor, where bedrooms two and three boast en-suite facilities and an additional bedroom designed with a separate kitchenette. Outside, the property offers on-street parking at the front and an enclosed garden at the rear

MUST BE VIEWED





- Income 11.93% Yield
- Mid-Terraced House
- Four Bedrooms
- Dining Room
- Fitted Kitchen
- Four Bathrooms
- Enclosed Garden
- No Upward Chain
- Cash Buyers Only





GROUND FLOOR

Hallway

7'4" x 4'10" (2.26 x 1.48)

The hallway has vinyl flooring, a radiator, coving to the ceiling, and a single door providing access into the accommodation.

Bedroom One

11'4" x 9'0" (3.46 x 2.76)

The first bedroom has a UPVC double glazed window to the front elevation, an in-built base cupboard, a radiator, a kitchenette unit with a stainless steel sink, mixer tap and drainer, space for an undercounter fridge, and vinyl flooring.

Dining room

12'6" x 11'4" (3.83 x 3.47)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, a TV point, vinyl flooring, and open access into the kitchen.

Kitchen

9'11" x 6'11" (3.03 x 2.13)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink, with taps and drainer, an integrated double oven, ceramic hob and extractor fan, space and plumbing for a fridge freezer, space for a tumble dryer, tiled splashback, vinyl flooring, and a UPVC double glazed window to the rear elevation.

Hallway

15'3" x 3'3" (4.65 x 1.00)

The hallway has vinyl flooring, an in-built cupboard, a UPVC obscure window to the rear elevation, and a single UPVC door providing access to the rear garden.

Shower room

6'6" x 3'2" (2.00 x 0.99)

The shower room has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, an extractor fan, tiled splashback, and vinyl flooring.

Shower room

7'4" x 6'6" (2.26 x 2.00)

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, an extractor fan, partially, tiled splashback, and vinyl flooring.

FIRST FLOOR

Landing

10'5" x 3'0" (3.19 x 0.93)

The landing has carpeted flooring, a radiator, access into the loft, and provides access to the first floor accommodation.

Bedroom Two

11'5" x 9'5" (3.49 x 2.89)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, a kitchenette unit with a stainless steel sink, mixer tap and drainer, space for an undercounter fridge, vinyl flooring, and access into the en-suite.

Ensuite

6'11" x 2'6" (2.12 x 0.78)

The en-suite has a combine low level flush W/C and wash basin, a shower enclosure with a wall-mounted shower fixture, an extractor fan, tiled splashback, and vinyl flooring.

Bedroom Three

11'5" x 9'2" (3.49 x 2.80)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, a kitchenette unit with a stainless steel sink, mixer tap and drainer, space for an undercounter fridge, vinyl flooring, and access into the en-suite.

Ensuite

7'3" x 5'2" (2.22 x 1.59)

The en-suite has a combine low level flush W/C and wash basin, a shower enclosure with a wall-mounted shower fixture, an extractor fan, tiled splashback, and vinyl flooring.

Bedroom Four

9'11" x 6'11" (3.03 x 2.12)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, vinyl flooring, and access into the kitchenette.

Kitchenette

5'6" x 3'8" (1.70 x 1.12)

The kitchenette has a unit with a stainless steel sink, mixer tap and drainer, space for an undercounter fridge, tiled splashback, and vinyl flooring.

OUTSIDE

Front

To the front of the property is direct from the pavement.

Rear

To the rear of the property is a patio area, a lawn, established bushes, and a fence panelled boundary.

DISCLAIMER

Council Tax Band Rating - Derby City Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

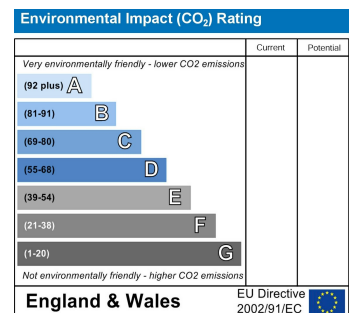
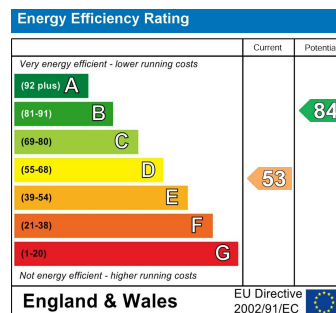
The vendor has advised the following:

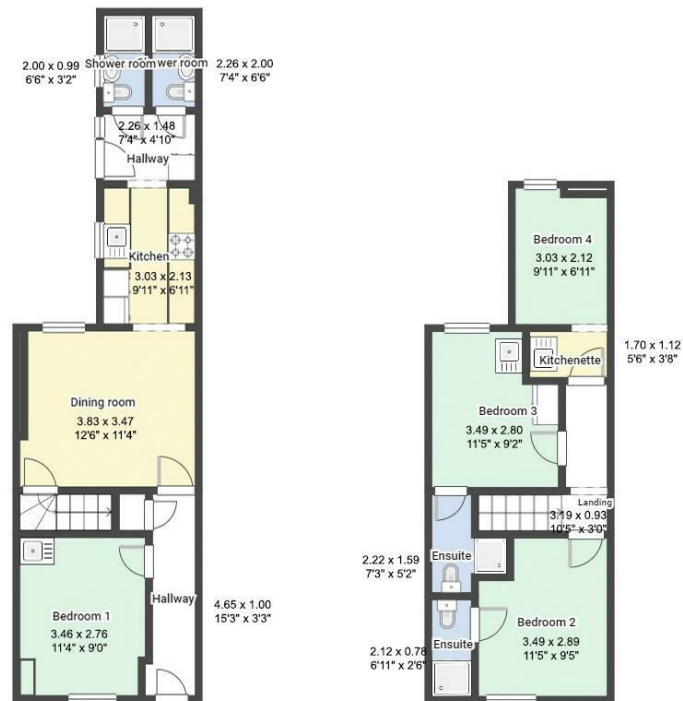
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk