

CURRAN
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Chariot Close,
Alvaston
£125,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



IDEAL FIRST TIME BUY OR INVESTMENT - A deceptively spacious modern townhouse with open plan living kitchen with impressive mezzanine bedroom above. The property occupies this popular location cul-de-sac off Keldholme Lane on the edge of Alvaston located close to excellent local amenities and the beautiful Elvaston Castle Country Park.

The property would be ideally suited to a first time buyer, person looking to downsize or property investor. The property was previously let at £700 per calendar month.

This well presented home has recently undergone a scheme of improvement and redecoration and has been presented to a tasteful neutral theme throughout. The property includes new carpets, flooring and contemporary internal doors.





The Detail

A deceptively spacious townhouse occupying this popular location cul-de-sac off Keldholme Lane on the edge of Alvaston located close to excellent local amenities and the beautiful Elvaston Castle Country Park.

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This well presented home has recently undergone a scheme of improvement and redecoration and has been presented to a tasteful neutral theme throughout. The property includes new carpets, flooring and contemporary internal doors. The property has the benefit of combination boiler gas central heating system and uPVC double glazing.

In brief the accommodation comprises: entrance into a spacious open plan living room with box style bay window to the front elevation. This open plan living area has access to the open plan kitchen with breakfast bar area, access to understairs storage and a ground floor bathroom with white three piece suite. There is an open plan staircase from the living area giving access to the bedroom area with a mezzanine landing and built in wardrobe.

Outside, the property has a driveway and mainly lawned gardens to the front and the side that are enclosed by a fence panelled boundary. There is also a useful brick built store with access to the gas and electric meters and also the electric fuse box.







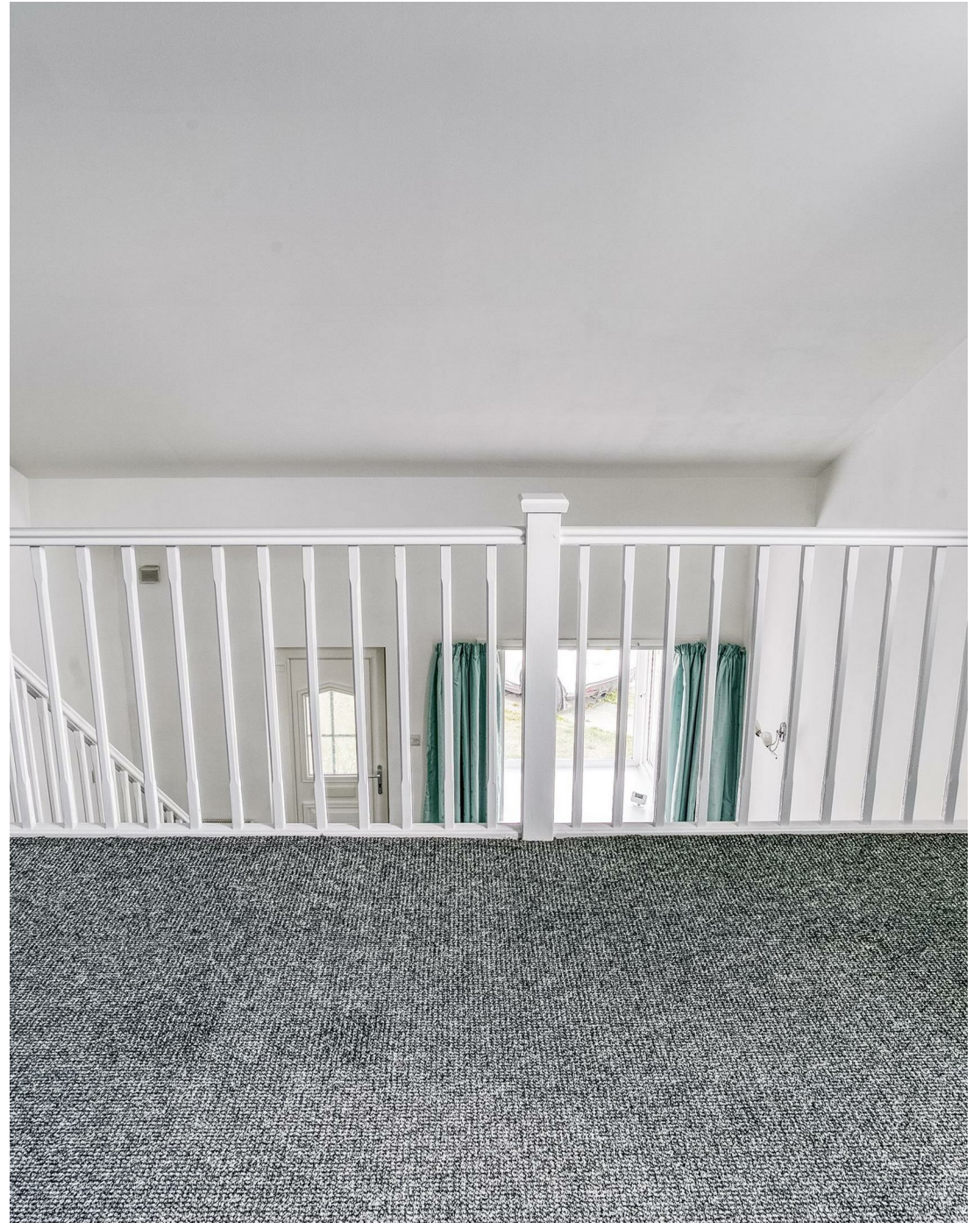
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The Location

Alvaston is a popular residential suburb of Derby located about 4 miles south east of Derby City centre. It offers a full range of local amenities including shops, supermarket, petrol station, Post office, a regular bus service and a good range of schooling at all levels.

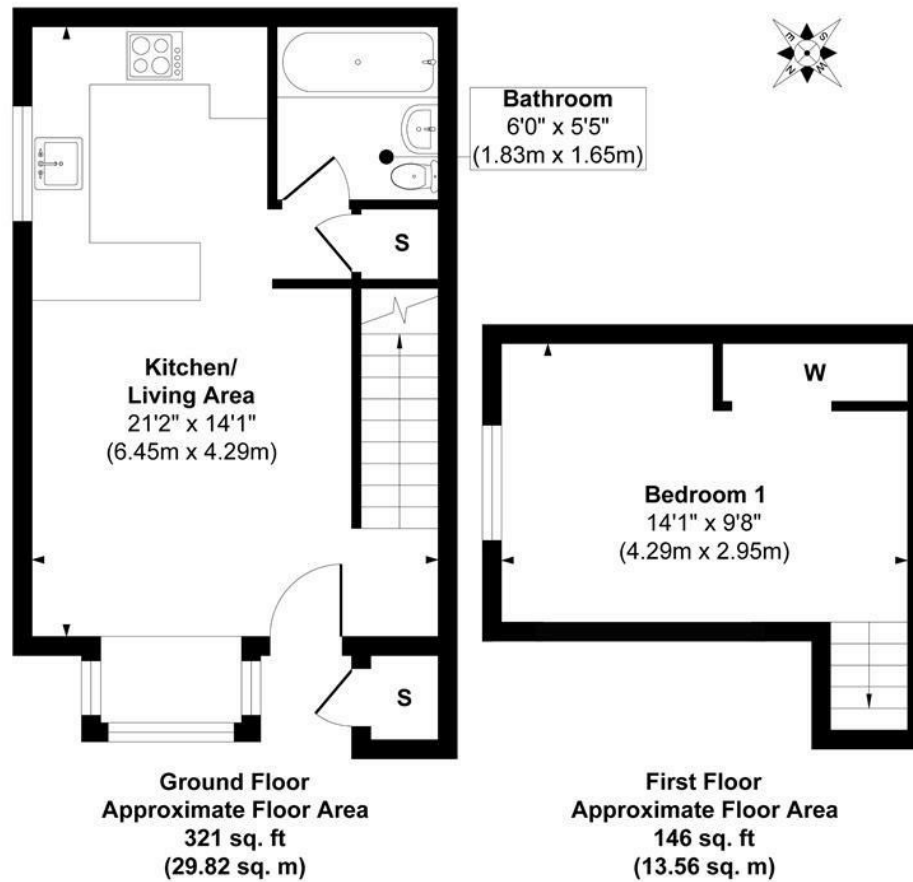
The property is located within easy access of two of the main Rolls-Royce sites and Alstom Trains. The property also offers excellent access to the A38, A50 and in turn, the main motorway networks and East Midlands International Airport.

A noted place of interest nearby is Elvaston Castle country park with its delightful gardens and country walks.





9 Chariot Close



Approx. Gross Internal Floor Area 467 sq. ft / 43.38 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Modern One Bedroom Corner House
- Ideal First Time Buy or Investment
- Recently Improved & Redecorated to Tasteful Neutral Theme
- Combination Boiler Gas Central Heating & uPVC Double Glazing
- Spacious Open Plan Living Room with Kitchen Area
- Ground Floor Bathroom & Store
- First Floor Mezzanine Bedroom with Built in Wardrobe
- Driveway to Front - Front and Side Gardens
- Close to Excellent Amenities and A50 leading to M1 & A38
- No Chain Involved

Size

Approx 467.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

A

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Let's Talk

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