

**London Road, Alvaston Derby DE24 8UQ** 



## welcome to

# **London Road, Alvaston Derby**

A spacious 6-bed end of terrace on London Road, Derby with excellent investment potential. This property offers ample space across three floors, including a cellar conversion. Ideal for HMO conversion (subject to planning permission). Close to amenities and transport links.















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#### Lounge

13' 11" PLUS BAY x 11' 11" PLUS BAY ( 4.24m PLUS BAY x 3.63m PLUS BAY )

### **Dining Room**

15' 6" MAX x 9' 6" MAX ( 4.72m MAX x 2.90m MAX )

#### Kitchen

13' MAX x 9' 11" MAX ( 3.96m MAX x 3.02m MAX )

#### **Bedroom 1**

15' 9" MAX x 12' 7" MAX ( 4.80m MAX x 3.84m MAX )

#### **Bedroom 2**

13' 7" MAX x 9' 7" MAX ( 4.14m MAX x 2.92m MAX )

#### **Bedroom 3**

10' 1" MAX x 7' MAX ( 3.07m MAX x 2.13m MAX )

#### **Bedroom 4**

14' 6" MAX x 16' 8" MAX ( 4.42m MAX x 5.08m MAX )

#### **Bedroom 5**

13' 8" MAX x 9' 11" MAX ( 4.17m MAX x 3.02m MAX )

#### **Bedroom 6**

11' 7" MAX x 11' 6" MAX ( 3.53m MAX x 3.51m MAX )

### welcome to

# **London Road, Alvaston Derby**

- 6 bedrooms across 3 floors.
- Cellar conversion currently set up as a double bedroom.
- Potential for HMO conversion (subject to planning).
- Spacious lounge with bay window.
- Separate toilet and shower room.

Tenure: Freehold EPC Rating: C

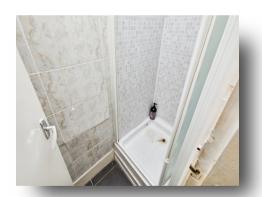
£270,000

This substantial 6-bedroom end-of-terrace property, located on London Road in Derby, offers exceptional potential for investors. With ample living space across three floors, it presents an excellent opportunity for conversion into a HMO (STPP).

Upon entering, you're greeted by a porch leading to a welcoming hallway. The front lounge boasts a charming bay window, offering a bright and airy space. This leads into the dining room, providing a perfect space for family meals or gatherings. Continuing down the hallway, you'll find a convenient separate toilet and shower room, ideal for family living or multiple tenants. The spacious kitchen is located to the rear of the property, offering plenty of room for modern fittings.

The cellar is currently set up as a double bedroom, providing additional flexible living space. On the first floor, you'll find a large double bedroom to the front, another double to the side, a single bedroom, and a family bathroom at the rear. The second floor features two further double bedrooms, one at the front and one at the rear, perfect for tenants or family members seeking privacy. Outside, the garden offers a well-maintained patio area with a pergola, providing a pleasant outdoor space.

Located in a prime position on London Road, this property benefits from excellent local amenities and transport links, making it an ideal choice for rental potential.







Wilmorton Recreation ground

Recreation ground

Recreation ground

Alles Mere Ave

Map data ©2025

Please note the marker reflects the postcode not the actual property

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