



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

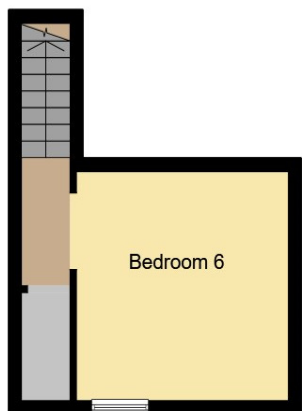


**welcome to**

## **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.

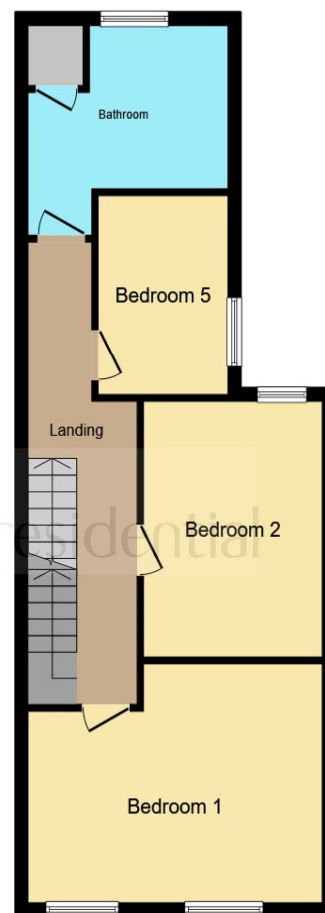




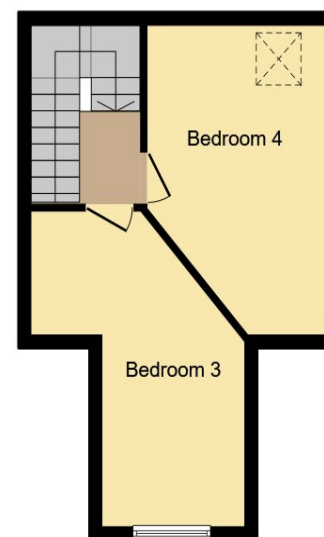
**Cellar**



**Ground Floor**



**First Floor**



**Second Floor**

### **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 )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY119631 - 0002

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