



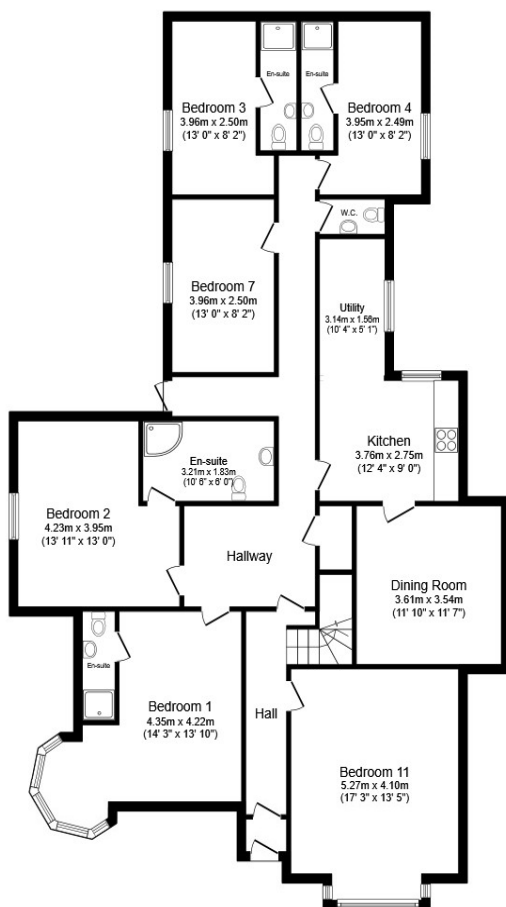
London Road, Alvaston Derby DE24 8QF

welcome to

London Road, Alvaston Derby

A rare 10/11 bedroom detached property on London Road, offering exceptional size, strong HMO potential and parking for 4-5 cars. With multiple en suites, large communal areas and scope to increase income, it's the perfect opportunity for investors seeking high-yield returns in Derby.

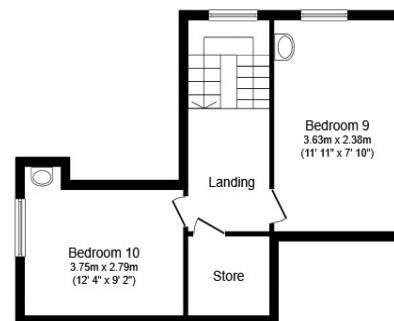




Ground Floor



First Floor



Second Floor

Total floor area 262.5 m² (2,825 sq.ft.) approx

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.propertybox.io



Bedroom 1

Irregular Shaped Room 14' 3" + BAY x 13' 1" MAX (4.34m + BAY x 3.99m)

Bedroom 2

Irregular Shaped Room 13' 1" INTO RECESS x 13' MAX (3.99m INTO RECESS x 3.96m)

Bedroom 7

13' MAX x 8' 2" MAX (3.96m MAX x 2.49m MAX)

Bedroom 3

13' MAX x 8' 2" INTO RECESS (3.96m MAX x 2.49m INTO RECESS)

Bedroom 4

13' MAX x 8' 2" INTO RECESS (3.96m MAX x 2.49m INTO RECESS)

Kitchen/ Utility

Kitchen Space

12' 4" MAX x 9' MAX (3.76m MAX x 2.74m MAX)

Utility Space

10' 4" MAX x 5' 1" MAX (3.15m MAX x 1.55m MAX)

Dining Room

11' 1" MAX x 11' 7" MAX (3.38m MAX x 3.53m MAX)

Bedroom 11

17' 3" INTO BAY x 13' 5" MAX (5.26m INTO BAY x 4.09m MAX)

Bedroom 6

welcome to

London Road, Alvaston Derby

- Large 10-11 bedroom detached property in a prime Derby rental area
- Multiple en-suite bedrooms across all floors
- Newly laid driveway with parking for 4-5 vehicles
- Ideal layout for HMO or studio-style conversion
- Spacious communal kitchen, utility and dining areas

Tenure: Freehold EPC Rating: D

Council Tax Band: Deleted

£600,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121259](https://www.bagshawsresidential.co.uk/Property/DBY121259)



Property Ref:
DBY121259 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)