



72 Chambers Street, Alvaston Derby, DE24 8TH Offers Over £150,000

AN EXTENDED, TWO-BEDROOMED SEMI-DETACHED residence, enjoying a corner plot with frontage to Chambers Street and side access to Avon Street, in a well-established location within Alvaston, convenient for local amenities and Derby city centre. Available with IMMEDIATE VACANT POSSESSION, the property benefits from gas central heating and UPVC double glazing, and briefly comprises: -

GROUND FLOOR, enclosed entrance porch, entrance hall, lounge, dining kitchen with integrated appliances, conservatory, side porch, and cloaks/WC. FIRST FLOOR, landing, two bedrooms, and bathroom. OUTSIDE, side garden, rear garden, and detached single garage (accessed from Avon Street). EPC D, Council Tax Band A.

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The Property

A two-storey semi-detached residence, with more recent conservatory extension, available with immediate vacant possession, and comprising; enclosed entrance porch, entrance hall, lounge, dining kitchen, conservatory, side hall, cloaks/WC, two bedrooms, bathroom with separate shower, side and rear gardens, and detached single garage.

Location

The property enjoys a well-established residential location, close to Alvaston centre and range of amenities to include; day-to-day shopping, eateries, hair and beauty salons, places of worship, doctors and dentist surgeries, public houses, recreational facilities, and schooling. Ease of access is afforded to the A52, A50, and A38 for commuting further afield, and regular bus services operate nearby providing links to Derby city centre, and East Midlands International Airport.

Directions

When leaving Derby city centre by vehicle, proceed southeast on the A6 London Road, and on reaching Wilmorton at the traffic island continue straight across still on London Road, before turning first right into Brighton Road, and right again into Chambers Street.

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13446.

Accommodation

Having the benefit of gas central heating, and UPVC double glazing, the detailed accommodation comprises: -

GROUND FLOOR

Enclosed Entrance Porch

1.37m x 0.81m (4'6" x 2'8")

Having UPVC double glazed entrance door and side window, and UPVC wood-effect double glazed door opening to the: -

Entrance Hall

Having UPVC double glazed windows, stairs to the first floor, and glazed door opening to the: -

Lounge

4.55m x 3.96m max (14'11" x 13'0" max)

Measurements are 'maximum into recess'.

Having Adam-style fire surround with marble hearth and fitted 'living flame' coal-effect gas fire (NOT TESTED), UPVC double glazed window to the front, and central heating radiator.

Dining Kitchen

3.94m x 3.45m (12'11" x 11'4")

Having modern fitments comprising; two double base units, one double corner base unit, five single base units, drawers, one double corner wall unit, and seven single wall units, together with integrated electric hob with extractor hood and light over, integrated oven and grill, one-and-a-half bowl single-drainer sink unit, ample work surface areas, UPVC double glazed door and window to the rear, heated chrome towel rail, and understairs store.



Side Hall

Providing access to the: -

Cloaks/WC

Having white suite comprising; low-level WC, and wash hand basin, together with central heating radiator, and UPVC double glazed window.

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Conservatory

3.48m x 2.82m (11'5" x 9'3")

Having UPVC double glazed windows, central heating radiator, and UPVC double glazed sliding patio doors opening to the garden.



FIRST FLOOR

Landing

Having access to the loft space.

Front Bedroom One

4.04m x 3.73m (13'3" x 12'3")

Having UPVC double glazed window, central heating radiator, and built-in cupboards.



Bedroom Two

3.51m x 2.64m (11'6" x 8'8")

Having fittings comprising; range of wardrobes, bedside drawers, display units, and top cupboards, together with UPVC double glazed window, and central heating radiator.



Bathroom

Having white suite comprising; low-level WC, pedestal wash hand basin, panelled bath with shower mixer taps, and corner shower cubicle with multi-jet shower, together with wet-boarding to the walls, heated chrome towel rail, UPVC double glazed window, and boiler cupboard housing a wall-mounted Vaillant gas-fired combination boiler providing domestic hot water and central heating.



OUTSIDE

Side Garden

Having gate, and shed.

Rear Garden

Laid mainly to block-paving and paving for easy maintenance, together with flower borders, and enclosed by fencing for privacy, with side access providing access to the: -



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Detached Single Garage

6.65m x 3.10m (21'10" x 10'2")

Of concrete sectional construction, with attached store.



ADDITIONAL INFORMATION

Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.


We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.


In order to carry out the identity checks, we will need to request the following: -

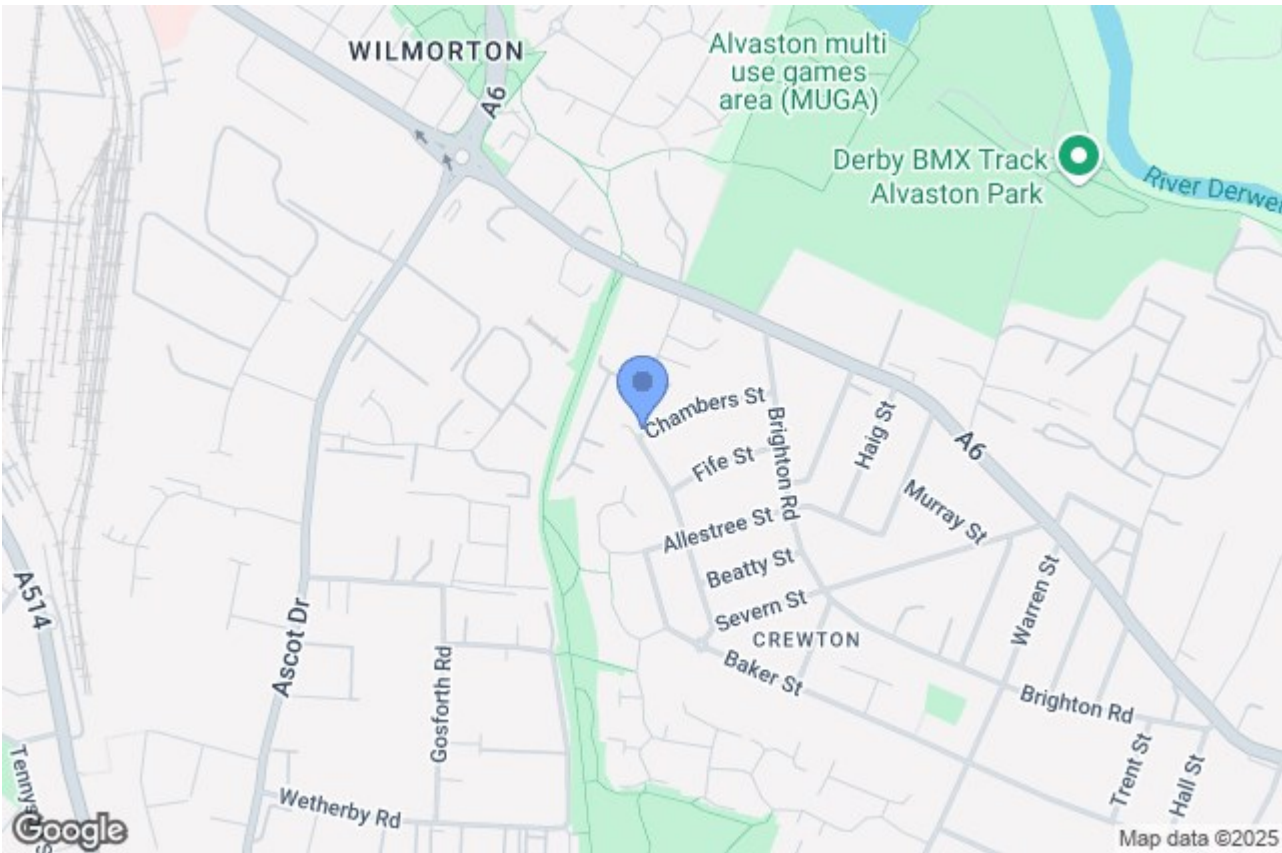
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13446

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is accepted for any errors or omissions.

