



## 1160/1162 London Road, Alvaston Derby, DE24 8QG Offers Around £390,000

AN EXCELLENT OPPORTUNITY TO ACQUIRE A PAIR OF PERIOD, SEMI-DETACHED properties, affording an ideal residential investment, or consideration could be given to a split and sale of the properties on an individual basis. The properties were a former residential home, but are now offered with IMMEDIATE VACANT POSSESSION, and having the benefit of gas central heating and part-double glazing, the accommodation briefly comprises: -

1160, GROUND FLOOR, canopy entrance porch, entrance vestibule, entrance hall, basement cellar, lounge, dining room, breakfast room, and kitchen. FIRST FLOOR, landing, double bedroom with ensuite shower room, a further two bedrooms, and bathroom. OUTSIDE, parking space to the front, attached store, and rear garden. EPC D, Council Tax Band B

1162, GROUND FLOOR, canopy entrance porch, entrance hall, basement cellar, lounge/bedroom, dining room, kitchen, rear lobby, wet room, and utility room. FIRST FLOOR, landing, double bedroom with ensuite shower room, double bedroom two, kitchen/potential bedroom three, and bathroom. OUTSIDE, foregarden, and rear garden. EPC E, Council Tax Band A.

## 1160/1162 London Road, Alvaston, Derby, DE24 8QG

### The Property

A pair of period semi-detached properties, which would have been individual residential dwellings, which were subsequently utilised as a care home, falling within Use Class C2. The property affords excellent potential for reversion into a residential investment, subject to obtaining the usual planning and building regulation approvals. Both properties are available with immediate vacant possession, and the vendor would consider a split and sale of the properties on an individual basis, if so required. Further details are available on request. At present, the accommodation comprises: -



1160, canopy entrance porch, entrance vestibule, entrance hall, basement cellar, three reception rooms, kitchen, landing, double bedroom with ensuite shower room, a further two bedrooms, bathroom, parking space to the front, attached store, and rear garden.

1162, canopy entrance porch, entrance hall, basement cellar, two reception rooms, kitchen, rear lobby, wet room, utility room, landing, double bedroom with ensuite shower room, a further two bedrooms, bathroom, foregarden, and rear garden.

There is the potential for the property, as a whole, to provide eight lettable bedrooms.

### Location

The property enjoys a main-road location, in Alvaston, close to local amenities to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, schooling, recreational facilities, and a regular bus service to Derby city centre. Ease of access is afforded to the ring road system, and onwards to the A38, A52 and A50 for commuting further afield.

### Directions

When leaving Derby city centre by vehicle, proceed along the A6 London Road, and before entering Alvaston centre, the properties can be found on the right-hand side.

What 3 Words /// voting.battle.bonds

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13466/R13467.

### Accommodation

The specific accommodation arrangements for each property, are as follows: -

#### 1160 London Road

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



### GROUND FLOOR

#### Ornate Canopy Entrance Porch

Having double glazed entrance door opening to the: -

#### Entrance Vestibule

Having period Minton tiled floor, period part-tiled walls, and part-glazed inner door opening to the: -

#### Entrance Hall

Having Minton tiled floor, central heating radiator, and stairs to the first floor.



## 1160/1162 London Road, Alvaston, Derby, DE24 8QG

### Front Lounge

3.66m x 3.61m plus (12'0" x 11'10" plus)

Measurements are 'plus bay'.

Having wide double glazed bay window to the front, Adam-style fire surround, laminate flooring, and central heating radiator.



### Dining Room

3.96m x 3.63m (13'0" x 11'11")

Having Adam-style fire surround with cast-iron and tiled inset, and tiled hearth, laminate flooring, double glazed window, and central heating radiator.



### Breakfast Room

3.68m x 3.35m (12'1" x 11'0")

Having double glazed window, laminate flooring, central heating radiator, and door providing access to the: -



### Cellar

Basement cellar providing useful storage.

### Kitchen

3.35m x 2.41m (11'0" x 7'11")

Having fitments comprising; two double corner units, two double base units, drawers, one double wall unit, and four single wall units, together with stainless steel gas hob with extractor hood and light over, integrated electric oven, work surface areas with tiled splashbacks, one-and-a-half bowl stainless steel sink unit with single drainer, separate stainless steel sink unit, door to outside, and wall-mounted Ideal gas-fired boiler providing domestic hot water and central heating.



## FIRST FLOOR

### Landing

Having central heating radiator.

### Front Bedroom One

5.00m x 3.63m max (16'5" x 11'11" max)

Having two double glazed windows to the front, and central heating radiator.



## 1160/1162 London Road, Alvaston, Derby, DE24 8QG

### Ensuite Shower Room

Having white suite comprising; low-level WC, pedestal wash hand basin, and shower cubicle with shower unit, together with extractor fan.



### Bedroom Two

3.66m x 3.18m (12'0" x 10'5")

Having wash hand basin n vanity unit with cupboards under, and central heating radiator.



### Rear Bedroom Three

3.38m x 4.04m max 2.36m min (11'1" x 13'3" max 7'8" min)

Measurements are '11'1" x 13'3" maximum, 7'9" minimum/3.38m x 4.04m maximum, 2.36m minimum'.

Having wash hand basin in vanity unit with cupboards under, central heating radiator, UPVC double glazed window, and built-in airing cupboard housing a hot water cylinder.



### Bathroom

3.12m x 1.63m (10'3" x 5'4")

Having white suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with shower mixer taps, together with part-tiled walls, central heating radiator, and double glazed window.



## OUTSIDE

### Foregarden

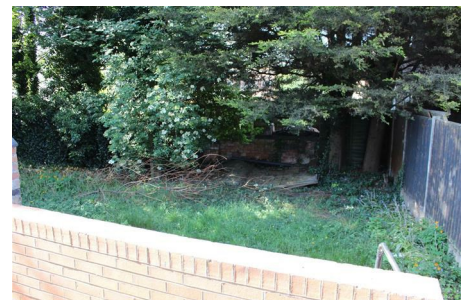
Set back behind low brick walling is a parking space, with side pathway to the rear garden.

### Rear Attached Store

Of brick construction.

### Rear Garden

Having patio area, and lawn.



## 1160/1162 London Road, Alvaston, Derby, DE24 8QG

### 1162 London Road

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



### GROUND FLOOR

#### Ornate Canopy Entrance Porch

Having double glazed door providing access to: -

#### Entrance Hall

Having Minton tiled floor, central heating radiator, and stairs to the first floor.

#### Front Lounge/Bedroom

3.63m x 3.63m plus (11'11" x 11'11" plus)

Measurements are 'plus bay window'.

Having wide double glazed bay window to the front, laminate flooring, and central heating radiator.



#### Dining Room

4.01m x 3.61m (13'2" x 11'10")

Having central heating radiator.



#### Kitchen

3.35m x 2.57m max (11'0" x 8'5" max)

Having fitments comprising; two single base units, together with stainless steel sink unit with single drainer, electric hob, electric oven, double glazed window, and door providing access to the: -



#### Cellar

Basement cellar providing useful storage.

#### Rear Lobby

Having central heating radiator.

## 1160/1162 London Road, Alvaston, Derby, DE24 8QG

### Wet Room

Having white suite comprising; low-level WC, pedestal wash hand basin, and walk-in shower area, together with double glazed window, and central heating radiator.



### Utility Room

1.70m x 1.57m plus (5'7" x 5'2" plus)

Measurements are 'plus recess'.

Having fitments comprising; double base unit, single base unit, one double wall unit, and one single wall unit, together with stainless steel sink unit with single drainer, plumbing for automatic washing machine, UPVC double glazed side entrance door, and wall-mounted gas-fired boiler providing domestic hot water and central heating.

## FIRST FLOOR

### Landing

Having central heating radiator.

### Front Bedroom

4.98m x 3.66m max (16'4" x 12'0" max)

Having two double glazed windows to the front, and central heating radiator.



### Ensuite Shower Room

Having white suite comprising; low-level WC, pedestal wash hand basin, and recessed shower cubicle.



### Bedroom Two

3.63m x 3.20m max (11'11" x 10'6" max)

Having wash hand basin in vanity unit with cupboards under, and central heating radiator.





**Kitchen/Bedroom Three**

4.01m x 3.43m max (13'2" x 11'3" max)

Having fitments comprising; two single base units, one double wall unit, and two single wall units, together with two-plate electric hob, electric oven, stainless steel sink unit with single drainer, central heating radiator, and double glazed window.



**Bathroom**

2.74m x 1.60m max (9'0" x 5'3" max)

Having white suite comprising; pedestal wash hand basin, low-level WC, and panelled bath with shower mixer taps, together with central heating radiator.



**OUTSIDE**

**Foregarden**

Set behind brick walling.

**Rear Attached Store**

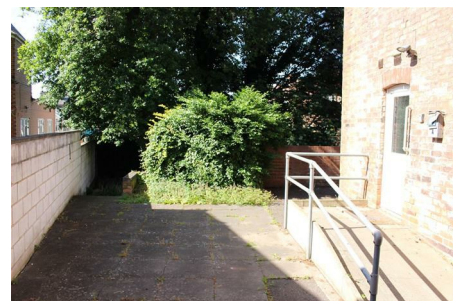
Of brick construction.

**Access**

Side access to the: -

**Rear Garden**

Having paved patio, and flower borders.



**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: -

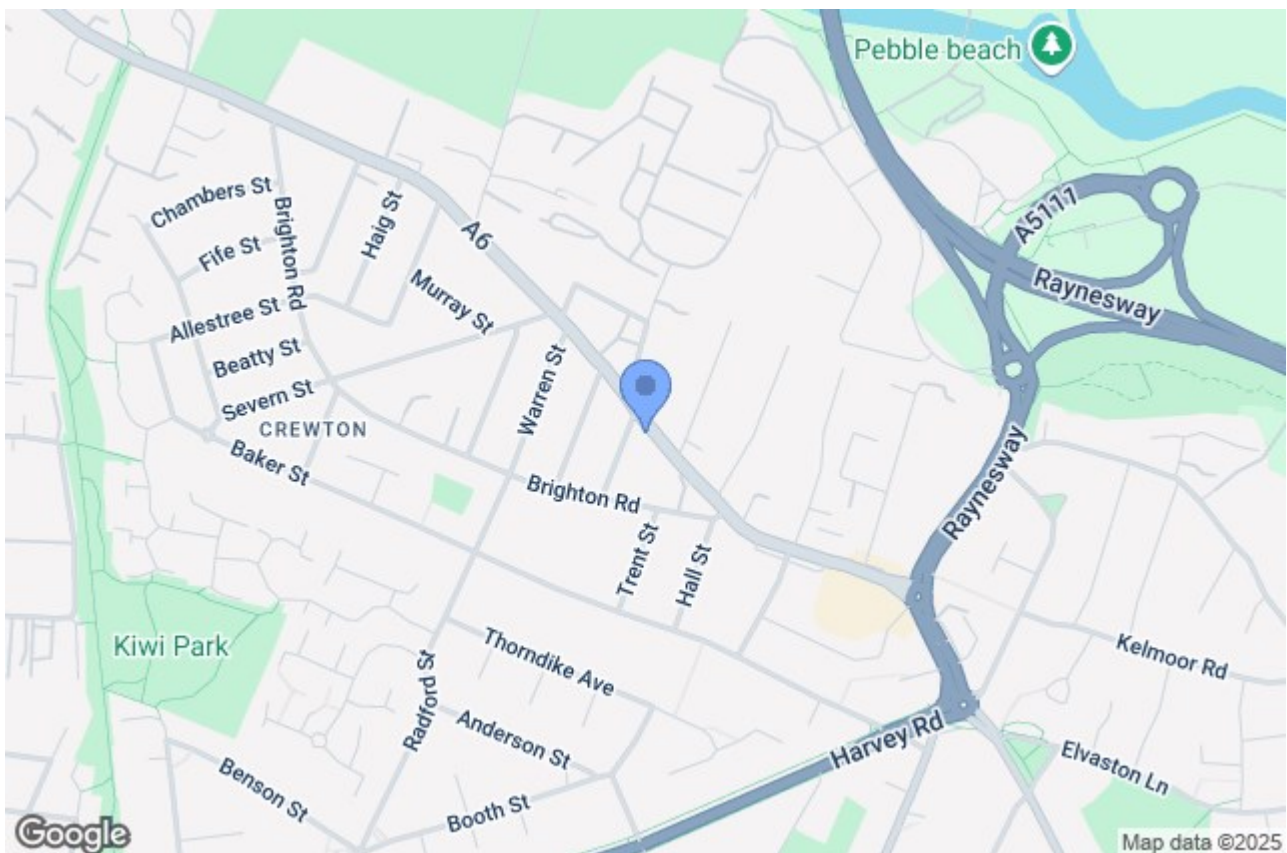
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, 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: R13466/R13467**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 discrepancies.



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