



Bembridge Drive, Alvaston, Derby, DE24 0UG  
£164,950  
Freehold



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Bembridge Drive  
Alvaston  
Derby  
DE24 0UG  
£172,500  
Freehold

Acquire Sales and Lettings are pleased to bring this two bedroom, semi detached house to the market. Conveniently located in Alvaston, giving excellent access to major road links, schools and shops. The property briefly comprises of entrance into hallway, giving access to living room with kitchen off and stairs to the first floor. Upstairs there are two bedrooms and family bathroom. Externally, there is a driveway for three cars to the front and an enclosed, low maintenance garden to the rear. There are brilliant public transport services to the city centre, train station and airport, alongside road links including A50, M1, A38 and A52. The property is offered with no upward chain and can be sold vacant possession or with tenant in situ.





### ENTRANCCE HALL

Carpet to floor and gas central heated radiator with access to living room and stairs to first floor.

### LIVING ROOM

11' 9" x 12' 9" (3.592m x 3.906m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation.

### KITCHEN/DINER

7' 6" x 12' 8" (2.304m x 3.878m) Vinyl laminate to floor, gas central heated radiator, upvc double glazed window and door to rear garden. Full range of modern wall and base units with electric oven and gas hob with extractor over. Plumbing and space for washing machine and fridge/freezer.

### STAIRS AND LANDING

Carpeted flooring and offers access to two bedrooms and bathroom.

### BEDROOM 1

10' 7" x 9' 9" (3.228m x 2.986m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation. Over stairs storage cupboard.

### BEDROOM 2

8' 9" x 5' 11" (2.679m x 1.815m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation.

### BATHROOM

5' 5" x 6' 7" (1.668m x 2.010m) Vinyl laminate to floor, gas central heated towel rail and upvc frosted window to rear elevation. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc.

### OUTSIDE

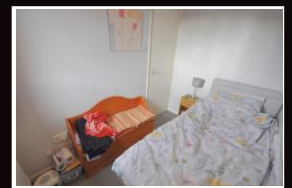
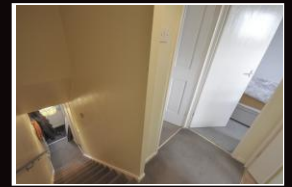
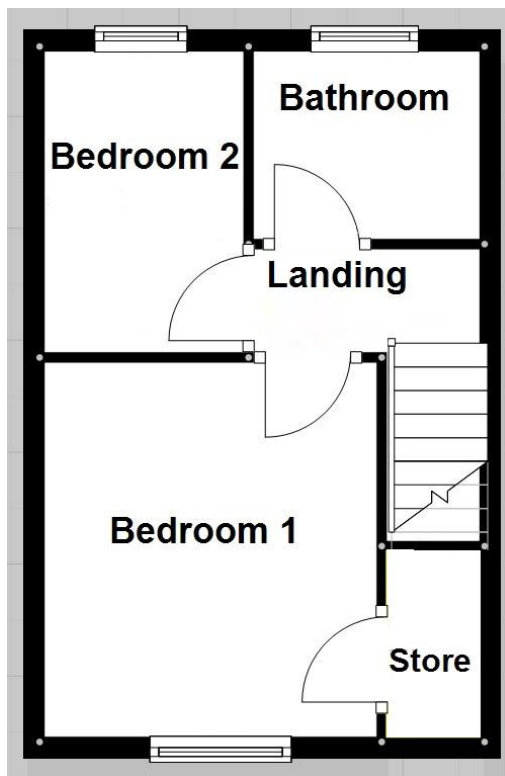
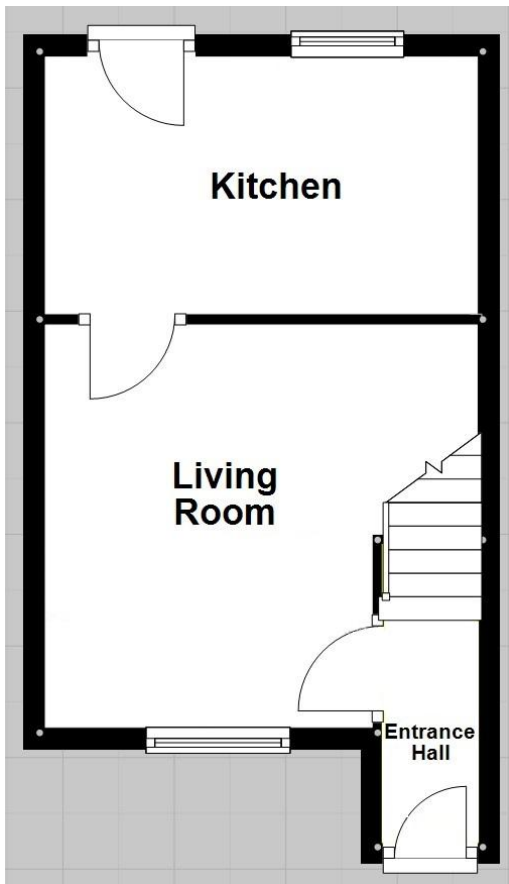
To the front is a driveway for three cars. To the rear is an enclosed, low maintenance garden with outside tap and patio. There is access via side gate or kitchen door.

### DISCLAIMER

Council tax band A.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.