



Brighton Road,  
Alvaston, Derby  
DE24 8SY

**O/O £130,000 Freehold**





A WELL PRESENTED, THREE BEDROOM MID-TERRACED PROPERTY WITH ENCLOSED REAR GARDEN, BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this three bedroom mid-terraced property being sold with the benefit of no onward chain. The property is constructed of brick to the external elevations and benefits from double glazing and gas central heating throughout. The property would be suitable for various buyers including first time buyers, investors, families and people who are looking to downsize. An internal viewing is highly recommended.

In brief, the property comprises an entrance lounge, dining room and kitchen. To the first floor the landing leads to three good sized bedrooms and a large family bathroom. To the rear there is an enclosed garden with patio area and astroturf.

The property is located within the popular area of Alvaston, just a short walk away from local shops and facilities. There are fantastic transport links available including nearby bus stops and easy access to major road links including the M1 and A52 to both Nottingham and Derby.





### Lounge

11'2 x 11'2 approx (3.40m x 3.40m approx)

UPVC double glazed front door, carpeted flooring, radiator, gas fire, built-in undestairs storage cupboard leading to the cellar and ceiling light.

### Dining Room

11'2 x 11'3 approx (3.40m x 3.43m approx)

UPVC double glazed window to the rear, carpeted flooring, electric fire, radiator and ceiling light.

### Kitchen

12'2 x 5'9 approx (3.71m x 1.75m approx)

UPVC double glazed windows to the side and rear, UPVC double glazed door to the rear, wall, base and drawer units with work surfaces over, inset sink and drainer, vinyl flooring, space for a fridge freezer, space for a cooker, space for a washing machine and ceiling light.

### First Floor Landing

Carpeted flooring and ceiling light.

### Bedroom 1

11'3 x 10'9 approx (3.43m x 3.28m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, storage cupboard and ceiling light.

### Bedroom 2

8' x 11'3 approx (2.44m x 3.43m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

### Bedroom 3

8'1 x 5'9 approx (2.46m x 1.75m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

### Bathroom

8'9 x 8'8 approx (2.67m x 2.64m approx)

Obscure UPVC double glazed window to the rear, vinyl flooring, low flush w.c., airing cupboard, P shaped bath with shower over, ceiling light.

### Outside

There is a low maintenance garden to the rear with a patio, astroturf and a wooden storage shed.

### Directions

From the A6 London Road, Alvaston, Brighton Road can be found as a turning on the left hand side with the property identified by our for sale board.

7764AMRS

### Council Tax

Derby Council Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.