



3 Bed House - Semi-Detached
Beech Avenue, Alvaston, Derby, DE24 0DZ
Offers Over £190,000 Freehold
Approx 732.00 sq ft

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- Gorgeous 1930s Home
- Potential For Improvement
- 360 Virtual Tour On Listing
- Double Driveway
- Garden
- Modern Combi Boiler
- Original Features
- No Onward Chain

Please ensure that best and final offers are made by Monday 03/06/2024

First-time buyer that loves a little DIY? Don't miss out on this fantastic opportunity to purchase this beautiful 1930s home; get in sooner as this property is sold with no onward chain!

Be sure to check out the 360 Virtual Tour on the Property Listing

It is situated in the popular location of Alvaston on the sought-after street of Beech Avenue this property requires a light cosmetic refurb. A modern combi boiler was conveniently installed in a separate outbuilding last year.

Viewings are encouraged.

Entrance Hall

5'9" x 1381'2"

Wood Flooring, Magnolia Walls, Carpeted Stairs, Gas Radiator, Upvc Front Door, White Wooden Internal Doors, Upvc window

Living Room

10'9" x 10'11"

Brown Carpet, Magnolia Walls, White Mantle, Wooden Internal Door, Bay Window with Blinds

Kitchen / Diner

17'0" x 10'10"

Wooden Flooring, Magnolia Walls, Partially tiled kitchen area with white kitchen units forming kitchen island with worktop, gas hob, electric oven, integrated dishwasher, Upvc patio doors, Upvc window, wooden internal door with glass insert

Boiler Room

2'7" x 6'7"

Modern Combi Boiler

Landing Hall

5'11" x 6'5"

Brown Carpet, Magnolia Walls, Wooden Internal Doors, Upvc Window with Wooden Blinds, Wooden Banister for Staircase

Bathroom

5'11" x 8'1"

Vinyl Flooring, White Walls, Bath area has grey tiles, 3 Piece Suite Including Shower Over Bath, Silver Radiator, Mirror Cabinet, Upvc Window, Wooden Internal Door

Bedroom 1

10'4" x 10'11"

Brown Carpet, Magnolia Walls, Upvc Window, Curtain Pole, Wooden Internal Door

Bedroom 2

10'4" x 11'1"

Brown Carpet, Magnolia Walls, Upvc Window, Curtain Pole, Wooden Internal Door, 2x Integrated Wardrobes with Foax Fireplace inbetween

Bedroom 3

5'11" x 7'1"

Brown Carpet, Magnolia Walls, Upvc Window, Curtain Pole, Wooden Internal Door

Garden

Wooden Decking, Large Grass Garden, Wooden Shed

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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