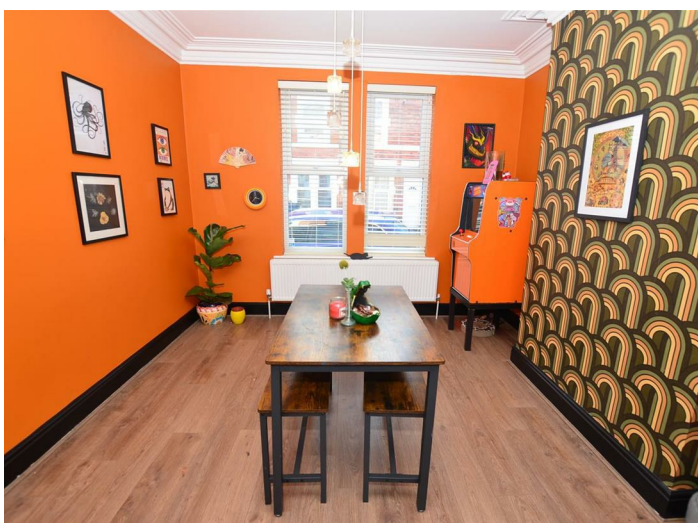


## 3 Bed House - Terraced

£165,000

 King Alfred Street, Derby, DE22 3QJ



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A SUBSTANTIAL PERIOD PROPERTY CURRENTLY LET OUT AT £1100.00 PER CALENDAR MONTH, OFFERING A VALUABLE INVESTMENT OPPORTUNITY - SIZEABLE ACCOMMODATION - THREE DOUBLE BEDROOMS - TWO RECEPTION ROOMS - HIGH SPECIFICATION KITCHEN AND BATHROOM - MANY ORIGNAL FEATURES - CLOSE CITY CENTRE - FREEHOLD - COUNCIL TAX BAND A - ENERGY RATING D

## Reception Hall

Having UPVC opaque double glazed entrance door, feature original minton tiled floor with ornate arch, original coving to ceiling and staircase to first floor.

## Dining Room 12'2" x 11'4" (3.72 x 3.46)



Having a laminated wood effect floor, radiator, original ornate coving to ceiling and two opaque double glazed French doors leading to:-

## Sitting Room 13'8" x 11'2" (4.18 x 3.42)



Having a television connection point, radiator, laminated wood effect floor and UPVC double glazed window to rear aspect.

## Kitchen 10'3" x 9'5" (3.13 x 2.89)

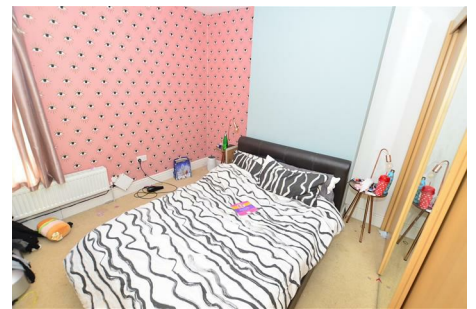


Having a range of shaker style wall, base and drawer units with laminated working surfaces, concealed wall mounted combination gas boiler, free standing gas range, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, door to cellar, radiator, UPVC double glazed window and UPVC opaque double glazed door to rear garden.

## First Floor Landing

With access to roof space, turned spindle balustrade and large full height storage cupboard.

## Principal Bedroom 12'4" x 11'5" (3.76 x 3.50)



Having a free standing wardrobe, radiator and UPVC double glazed window to front aspect.

## Bedroom Two 13'9" x 12'9" (4.20 x 3.90)



Having an original cast iron fire surround, laminated wood effect floor, radiator and UPVC double glazed window to rear aspect.

## Bedroom Three 8'11" x 6'9" (2.74 x 2.06)

Having a laminated wood effect floor, radiator, access to roof space (via a pull down loft ladder), radiator and UPVC double glazed window to front aspect.

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## Bathroom 10'2" x 9'4" (3.12 x 2.85)



Having a white four piece suite comprising; low centre flush wc, wash hand basin nestling on a high gloss vanity unit, deep double ended panelled bath and walk in double tiled shower with electric shower, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, white enamel heated towel rail, wall mounted extractor fan, ceiling LED downlighters and UPVC double glazed window to rear aspect.

## Outside

The rear garden is landscaped, laid to a low maintenance design, having Indian sand stone patio area, separate sun terrace, artificial lawn, outside wc and gated side access.

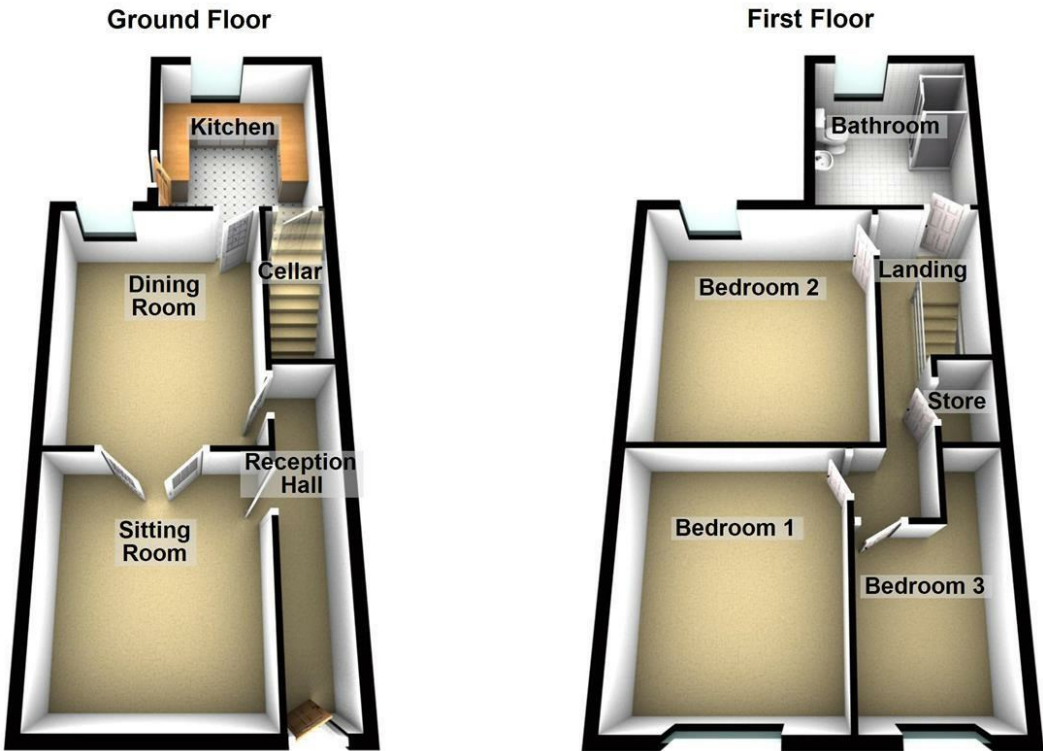
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