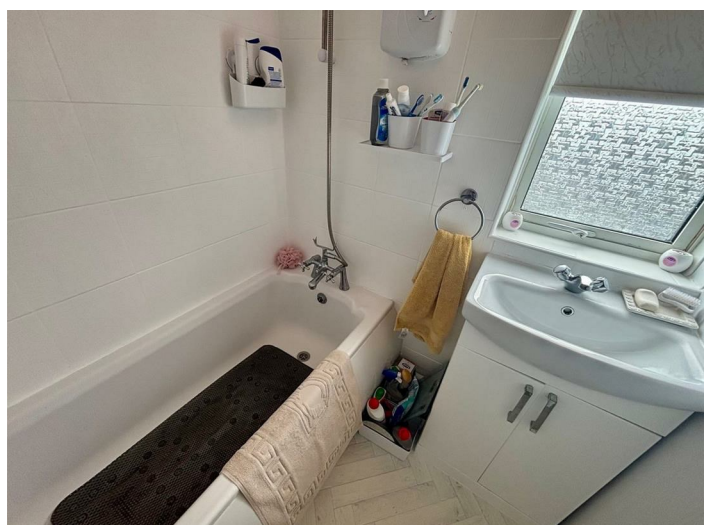


## 3 Bed House - Semi-Detached

Price £195,000

 Penzance Road, Alvaston, Derby, DE24 0NH



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# 3 Bed House - Semi-Detached

# £195,000

 Penzance Road, Alvaston, Derby, DE24 0NH

IDEAL FIRST TIME BUY. Occupying a delightful private position over looking a green area is this smart and stylish gas centrally heated and UPVC double glazed home having been thoughtfully upgraded throughout to provide high specification accommodation which must be viewed to be appreciated. A full inspection will reveal a tastefully decorated property briefly comprising; reception hall, sitting room, well equipped dining kitchen. On the first floor a landing leads to three bedrooms, separate Wc and bathroom with shower. Outside is a two car forecourt and established private rear garden with outbuildings and workshop. The property is sold freehold. Council tax band A. Energy rating C.

## Reception Hall



Having UPVC double glazed door, laminated wood effect floor, understairs storage cupboard, radiator and staircase to first floor.

## Sitting Room 13'9" x 12'7" (4.20 x 3.86)



The focal point of the room being the feature contemporary style electric living flame fire, Tv and media connection points, radiator, UPVC double glazed bow window to front aspect.



## Dining Kitchen 18'11" x 9'4" (5.77 x 2.87)



Having a range of white high gloss fitted wall, base and drawer units with laminated working surfaces, inset stainless steel five burner gas hob with electric fan assisted oven and grill, canopy extractor hood with downlighter, integrated dishwasher, space and plumbing for automatic washing machine, fridge freezer space, part laminate and vinyl floor, radiator, Tv connection point, UPVC double glazed window with adjacent sliding patio doors to rear garden.



## First Floor

### Landing



With access to roof space, airing cupboard (housing the wall mounted combination gas boiler), UPVC double glazed window to side aspect.

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## Bedroom One 11'11" x 10'9" (3.65 x 3.29)



Having a range of quality wardrobes, radiator and UPVC double glazed window.

## Bedroom Two 11'2" x 10'8" (3.42 x 3.26)



Having a radiator and UPVC double glazed window.

## Bedroom Three 8'11" x 7'11" (2.72 x 2.42)



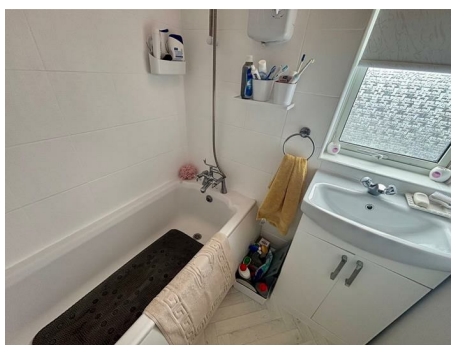
Having a radiator and UPVC double glazed window.

## Separate Wc



Having a white low flush Wc with UPVC double glazed window.

## Bathroom



Having a white two piece suite with shower and UPVC double glazed window.

## Outside



The property occupies a sought after private position in this popular locality. To the front is a two car fore court with established lawned rear garden having brick outbuildings and timber workshop.



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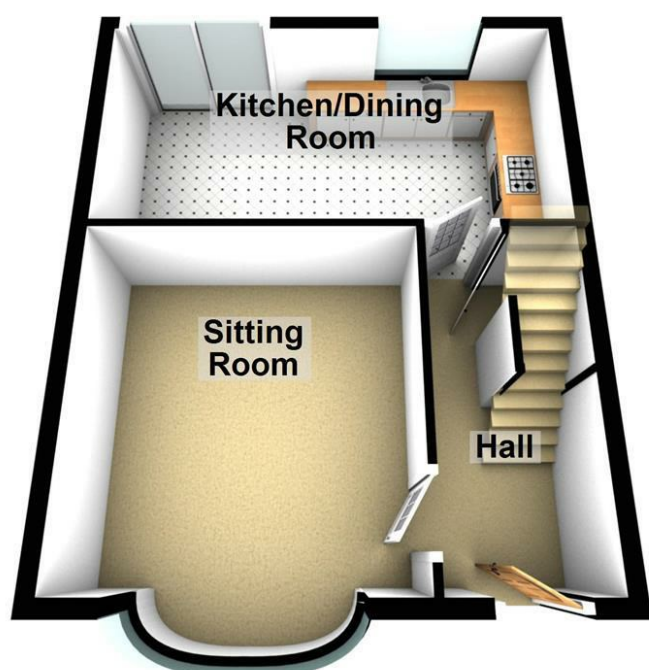


# 3 Bed House - Semi-Detached

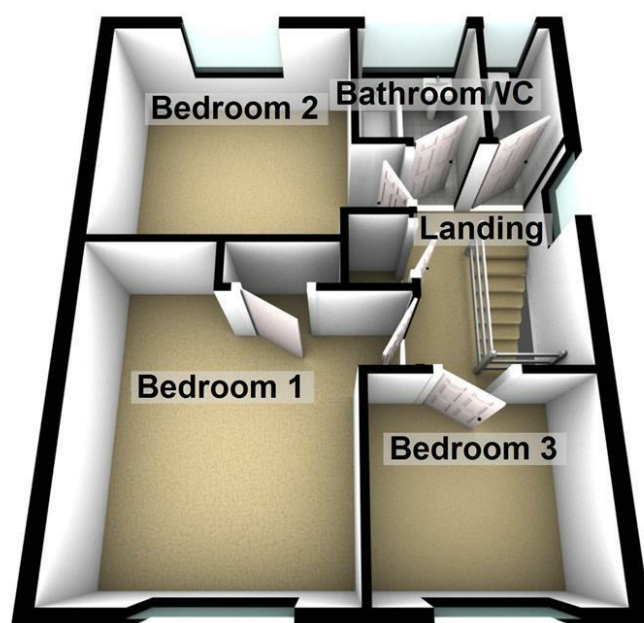
£195,000

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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(35-45) A			
(27-34) B			
(19-26) C		72	85
(13-18) D			
(9-12) E			
(5-8) F			
(1-4) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

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