

2 Bed House - Terraced

£145,000

 Burnaby Street, Alvaston, Derby, DE24 8RN



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IMMEDIATE POSSESSION - NO UPWARD CHAIN. Occupying a larger than average plot with mature gardens and off road car parking, is this sizeable two bedroom semi detached home with additional conservatory offering immense potential to improve / extend (subject to consents). Gas central heating with UPVC double glazing. The property is sold freehold. Council tax band A. Energy rating E.

Reception Hall

Having UPVC double glazed entrance door and staircase to first floor.

Sitting Room 14'11" x 11'4" (4.57 x 3.46)



With period style fire surround, television connection point, radiator and UPVC double glazed window. Double glazed sliding patio doors lead to the:-



Conservatory 9'5" x 8'5" (2.88 x 2.59)



Having laminated wood effect floor, UPVC double glazed windows and matching French doors to garden.

Kitchen 11'8" x 11'9" maximum (3.58 x 3.6 maximum)



Having a range of wall and base cupboards with integrated four burner gas hob together with an electric oven and grill, tiled splash backs, radiator, understairs storage and UPVC double glazed window with UPVC double glazed door to rear garden.



First Floor

Landing

With access to roof space, radiator and UPVC double glazed window.

Bedroom One 14'11" x 9'1" plus wardrobe recess (4.55 x 2.77 plus wardrobe recess)



Having a range of built in wardrobes, two radiators and UPVC double glazed windows to both front and rear aspects.

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Bedroom Two 10'2" x 9'0" plus wardrobe recess (3.11 x 2.75 plus wardrobe recess)

The property occupies a sizeable mature plot, at this popular residential address. To the front is a fenced boundary with lawned garden together with off road car parking, with the rear garden being laid to a low maintenance gravelled and concrete area, enclosed by close panelled fencing.



Having a recessed built in wardrobe, radiator and UPVC double glazed window to front aspect.

Bathroom



Having white three piece suite with part tiled walls, radiator and UPVC opaque double glazed window.

Outside

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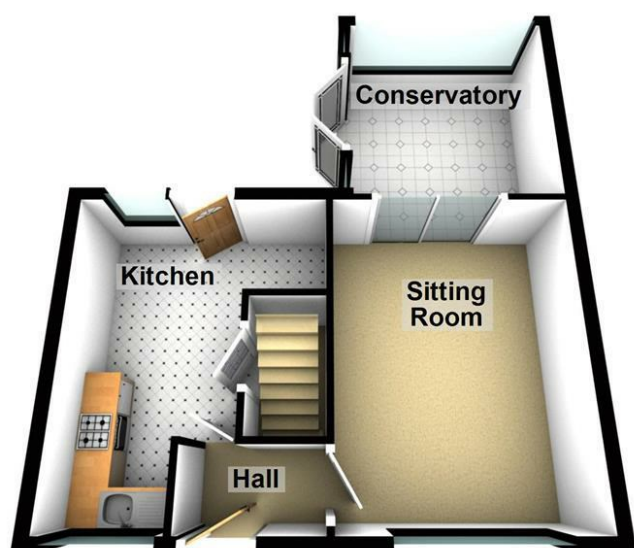
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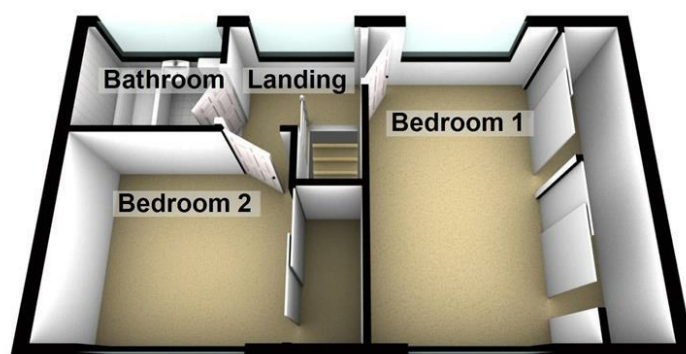
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

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