

London Road, Alvaston Derby DE24 8UU

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welcome to

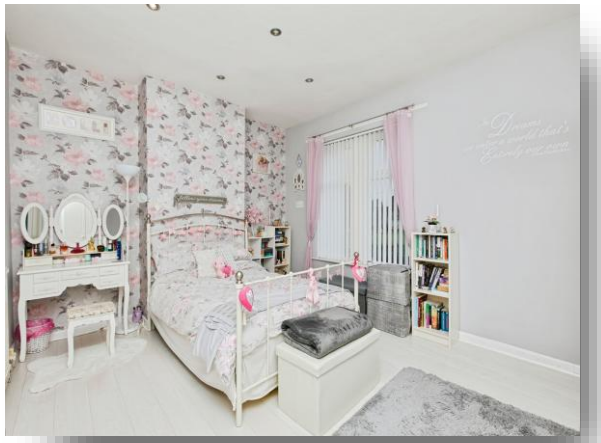
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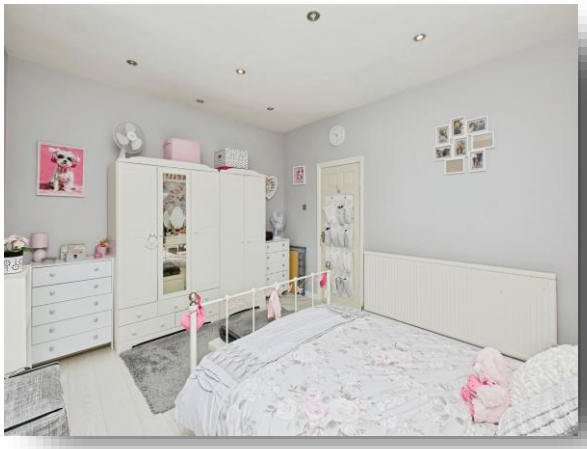
This incredibly spacious home is well-presented and offers two double bedrooms, situated on London Road providing excellent access to the city centre, making it ideal for first-time buyers, families and investors alike.



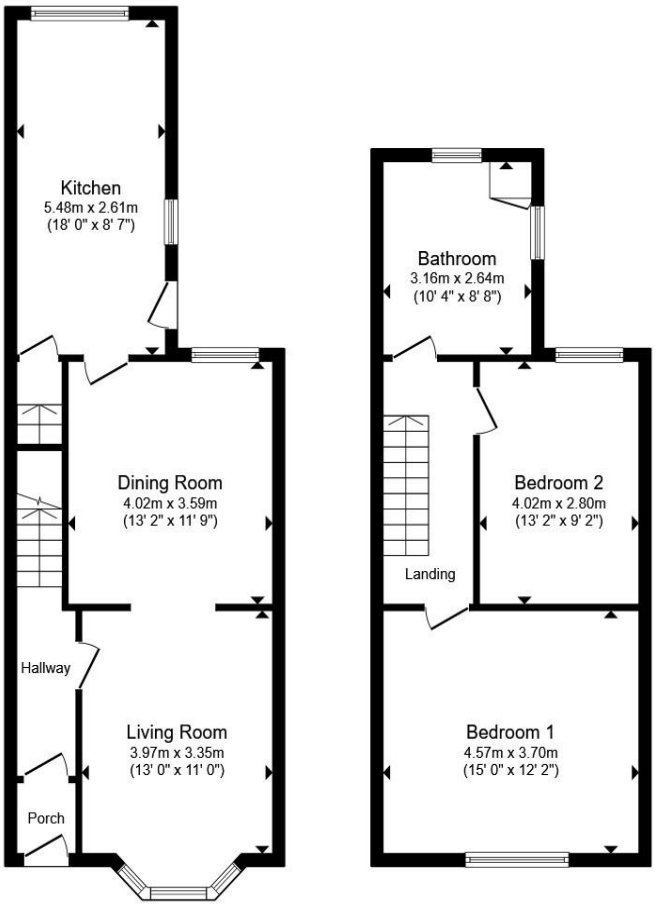












Ground Floor **First Floor**

Total floor area 96.2 m² (1,035 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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London Road, Alvaston Derby

- Two Double Bedrooms
- Spacious Open-Plan Living and Dining Area
- Large Fitted Kitchen with Ample Storage
- Well-Maintained Throughout
- Excellent Access to Derby City Centre and Transport Links

Tenure: Freehold EPC Rating: C
Council Tax Band: A

Conveniently positioned on London Road, this two-bedroom terraced home offers an excellent opportunity for first-time buyers, families and investors with an abundance of space inside. The property has been well-maintained throughout and benefits from a practical layout designed to suit modern living. Also well positioned for access to local amenities and schooling.

Upon entering, you are welcomed into a generous living room which seamlessly flows through to a spacious dining room, creating a fantastic open living and entertaining space. To the rear of the property is an impressive kitchen offering ample worktop and storage space, making it ideal for everyday family life.

To the first floor are two well-proportioned double bedrooms, both offering plenty of room for furnishings and storage. The accommodation is completed by a sizeable family bathroom, accessed from the landing.

Externally, the property enjoys a pleasant rear garden space, providing an ideal setting for outdoor dining, relaxation, or gardening.

The generous room sizes throughout, combined with the property's excellent location and versatile accommodation, make this home suitable for a wide range of buyers. Whether you are taking your first step onto the property ladder, searching for a buy-to-let investment, or looking for a conveniently located home close to local amenities, this property is sure to impress.

£170,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY122478

The Property Ombudsman

Property Ref:
DBY122478 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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