

120 Baker Street, Alvaston, Derby, DE24 8SD

Price £160,000

Freehold



- No Upper Chain
- Good Sized Driveway
- Enclosed Rear Garden
- Hall with Lounge off
- Dining Kitchen
- Two First Floor Bedrooms
- Bathroom
- Convenient Location
- Close to Excellent Transport Links
- Realistically Priced





Summary

A traditional, two bedroom, semi-detached residence occupying a popular and convenient location in Alvaston.

The property comprises entrance hall, lounge to front and open plan dining kitchen to rear with two first floor bedrooms and a bathroom. There is a driveway to the front and a garden to the rear.

F&C

The Location

Alvaston offers a good range of amenities including local shops, schooling, regular bus service into Derby City centre and easy access to Wyvern retail park. Alvaston castle and Country Park are located close by as well as excellent transport links.

Accommodation

Ground Floor

Hallway

6'5" x 2'8" (1.98 x 0.83)

A panelled entrance door provides access to hallway with wood flooring and staircase to first floor.

Lounge

12'7" x 11'3" (3.85 x 3.43)

Featuring a chimney breast incorporating raised hearth, log burner and timber display mantel with storage cupboards and shelving to recess and double glazed window to front.



Kitchen

23'8" x 10'1" (7.23 x 3.08)

Comprising woodblock effect preparation surfaces, inset ceramic sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for a range cooker, understairs storage cupboard, built-in appliances and access to extended dining area.



Dining Area

Having double glazed doors to garden.



First Floor Landing

5'8" x 2'8" (1.75 x 0.83)

A semi-galleried landing.

Bedroom One

12'8" x 12'8" (3.88 x 3.87)

Having essential heating radiator, cast iron fire surround and double glazed window to front.



Bedroom Two

9'7" x 7'2" (2.93 x 2.19)

With central heating radiator and double glazed window to rear.

Bathroom

5'4" x 5'3" (1.63 x 1.62)

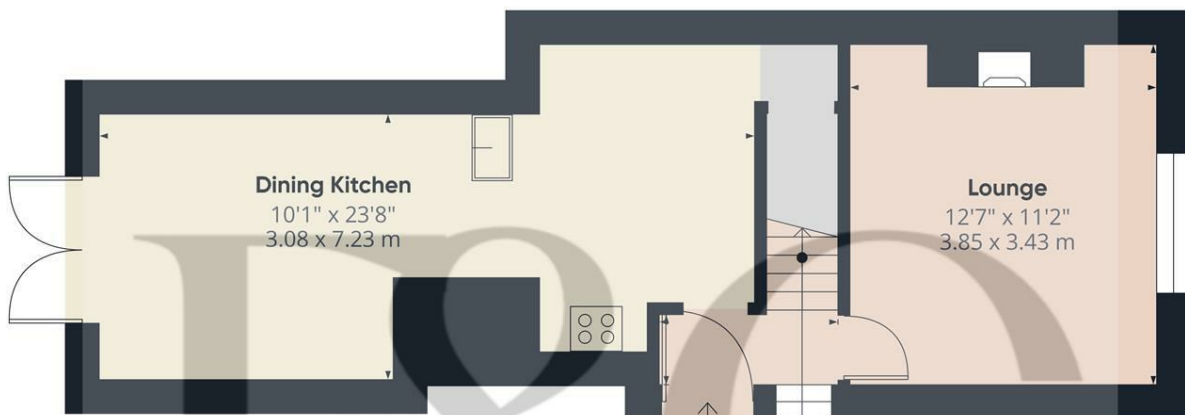
Appointed with a low flush WC, half pedestal wash handbasin, panelled bath and double glazed window to rear.

Outside

To the rear of the property is an enclosed, lawn garden with timber framed summer house. There is a pathway leading down the side of the property. To the front of the property is a good size driveway with electric vehicle charging point.



Council Tax Band A



Dining Kitchen

10'1" x 23'8"
3.08 x 7.23 m

Lounge

12'7" x 11'2"
3.85 x 3.43 m

Hallway

2'8" x 6'6"
0.83 x 1.98 m



Floor 0

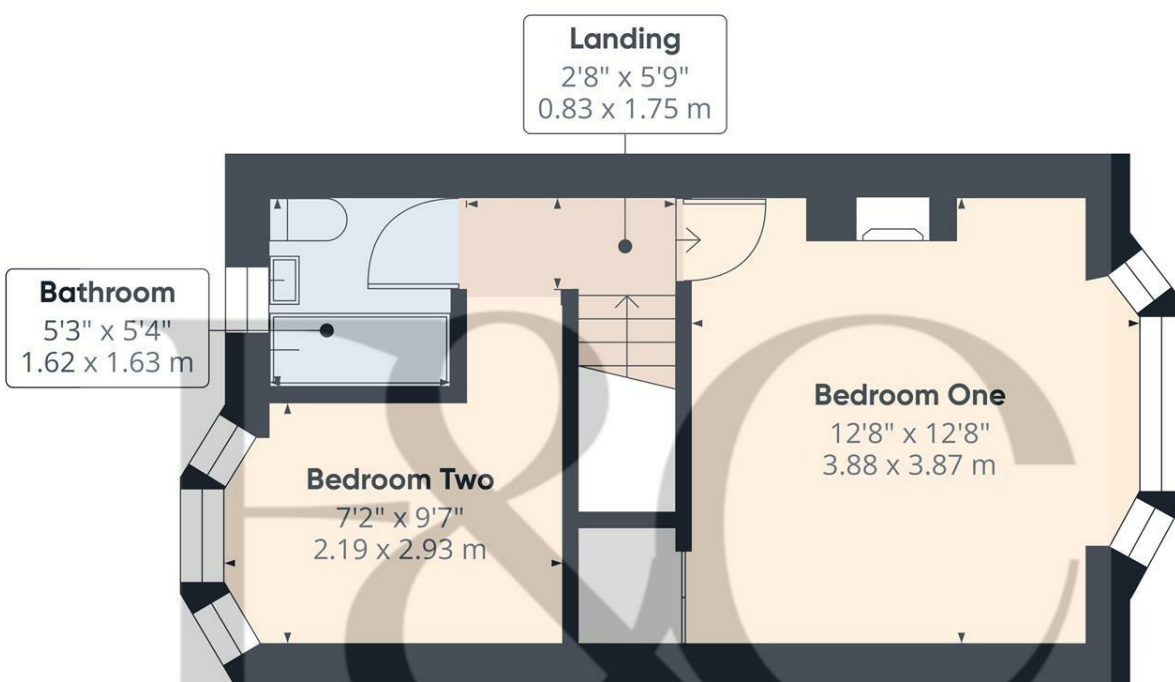
Approximate total area⁽¹⁾

407 ft²
37.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Landing

2'8" x 5'9"
0.83 x 1.75 m

Bathroom

5'3" x 5'4"
1.62 x 1.63 m

Bedroom One

12'8" x 12'8"
3.88 x 3.87 m

Bedroom Two

7'2" x 9'7"
2.19 x 2.93 m



Floor 1

Approximate total area⁽¹⁾

280 ft²
26 m²

(1) Excluding balconies and terraces

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120 Baker Street
Alvaston
Derby
DE24 8SD

Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

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

