



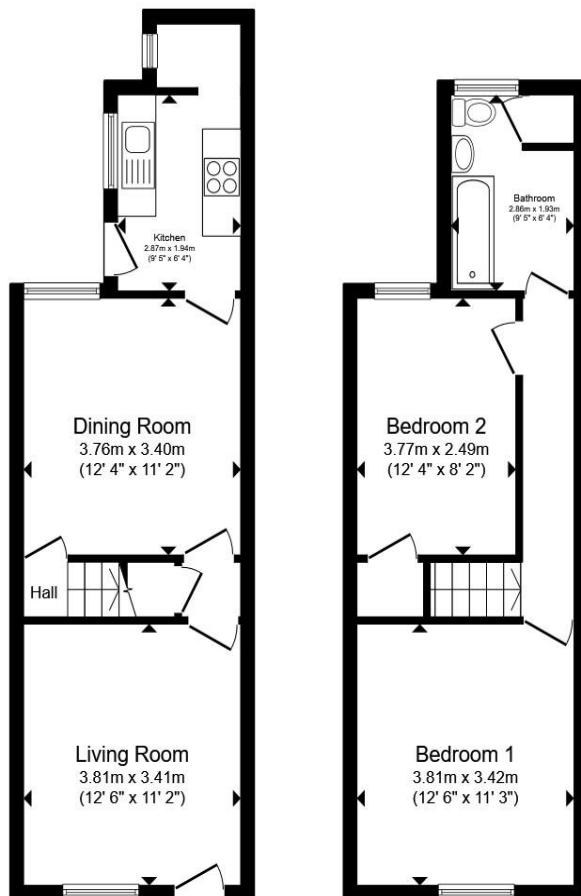
**King Alfred Street, Derby, DE22 3QL**

**welcome to**

## **King Alfred Street, Derby**

Modern and spacious two-bedroom mid-terraced home in Derby, featuring two reception rooms, a fully fitted kitchen, and a low-maintenance garden. Ideal for first-time buyers or investors.





**Ground Floor**

**First Floor**

Total floor area 71.0 m<sup>2</sup> (764 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](http://www.propertybox.io)

### **Living Room**

12' 6" MAX x 11' 2" MAX ( 3.81m MAX x 3.40m MAX )

### **Dining Room**

12' 4" MAX x 11' 2" MAX ( 3.76m MAX x 3.40m MAX )

### **Kitchen**

9' 5" MAX x 6' 4" MAX ( 2.87m MAX x 1.93m MAX )

### **Bedroom 1**

12' 6" MAX x 11' 3" MAX ( 3.81m MAX x 3.43m MAX )

### **Bedroom 2**

12' 4" MAX x 8' 2" MAX ( 3.76m MAX x 2.49m MAX )

### **Bathroom**

9' 5" MAX x 6' 4" MAX ( 2.87m MAX x 1.93m MAX )

welcome to

## King Alfred Street, Derby

- Modern mid-terraced freehold home in Derby
- Two spacious reception rooms with wooden flooring
- Fully fitted kitchen with integrated appliances
- Two good-sized double bedrooms
- Contemporary family bathroom with shower

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

**£150,000**

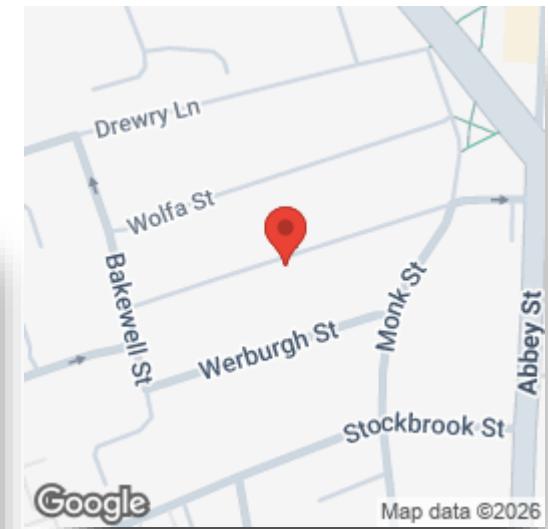


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This beautifully presented mid-terraced home offers a clean, modern living environment in the popular residential area of Derby. Designed with comfort and practicality in mind, the property opens into a bright and spacious living room with fresh décor and wooden flooring, creating a welcoming space ready for your personal touch. A central hallway leads to a second generous lounge, perfect for family time or relaxation, followed by a fully fitted kitchen complete with built-in appliances.

Upstairs, the home features two well-proportioned double bedrooms, each offering neutral décor and plenty of natural light. The modern family bathroom includes a shower and contemporary fittings, providing a stylish and functional space. Outside, the low-maintenance rear garden combines patio and gravel, offering a tidy and practical outdoor area ideal for relaxing or entertaining.

This home is in a well-established and convenient location, popular with families and commuters. The area benefits from local shops, schools, parks, and excellent transport links, providing easy access to Derby city centre and major road networks. With its blend of community feel and accessibility, it's a fantastic place to call home.



Please note the marker reflects the postcode not the actual property



Property Ref:  
DBY121422 - 0005

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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