Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



15 Holt Avenue, Alvaston, Derby, DE24 0LS

£175,000

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An attractive three bedroom semi-detached property requiring a full scheme of modernisation featuring a long rear garden for landscaping and extending into (STPP.) No Chain.







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The property accommodation comprises, entrance hallway with understairs store cupboard, lounge, dining room and kitchen. Three well-proportioned first floor bedrooms and bathroom.

Externally there is a small forecourt and gated side access to a long rear garden also in need of attention.

The property is located towards the edge of Alvaston off Shardlow Road with ease of access to all local amenities, the city centre, A50 and East Midlands Airport.

An ideal property to upgrade and personalise.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY
Main UPVC double glazed front door and side window, stairs to first floor with store cupboard beneath, access into both receptions rooms and kitchen.

LOUNGE
12' x 11' + bay (3.66m x 3.35m + bay)
Having a UPVC double glazed bay window to the front elevation, gas fire with surround.

DINING ROOM
12' x 11' (3.66m x 3.35m)
With rear facing UPVC double glazed window, gas fire with a tiled surround and hearth.

KITCHEN
8'9" x 6'10" (2.67m x 2.08m)
Having a basic fitted kitchen with stainless steel sink and drainer, work surfaces, space for a gas cooker and hob, washing machine and fridge, UPVC double glazed window and door to the rear.

FIRST FLOOR

LANDING
With side UPVC double glazed window, access provided to all first floor rooms.

BEDROOM ONE
12' x 11'11" (3.66m x 3.63m)
A comfortable double bedroom with a front facing UPVC double glazed window, gas fire.

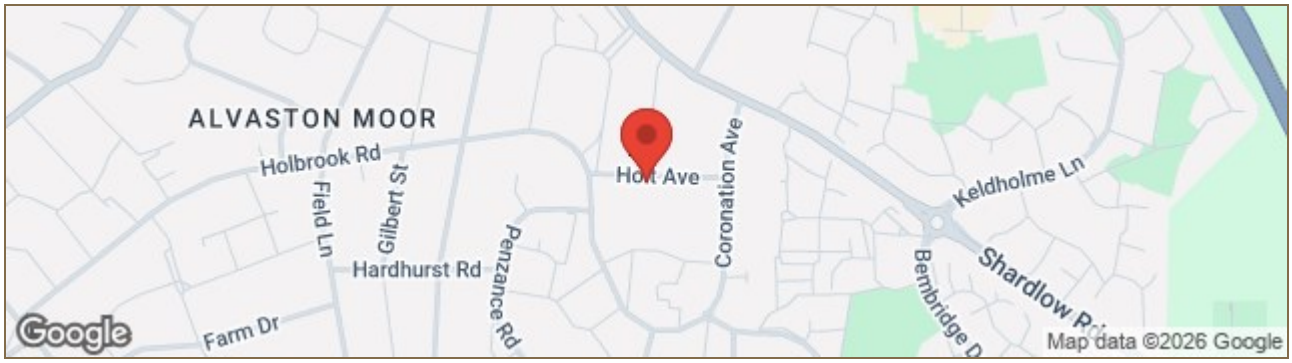
BEDROOM TWO
11'11" x 11' (3.63m x 3.35m)
A comfortable double bedroom with a rear facing UPVC double glazed window, gas fire.

BEDROOM THREE
8'10" x 6'11" (2.69m x 2.11m)
A generous single bedroom with rear facing UPVC double glazed window.`

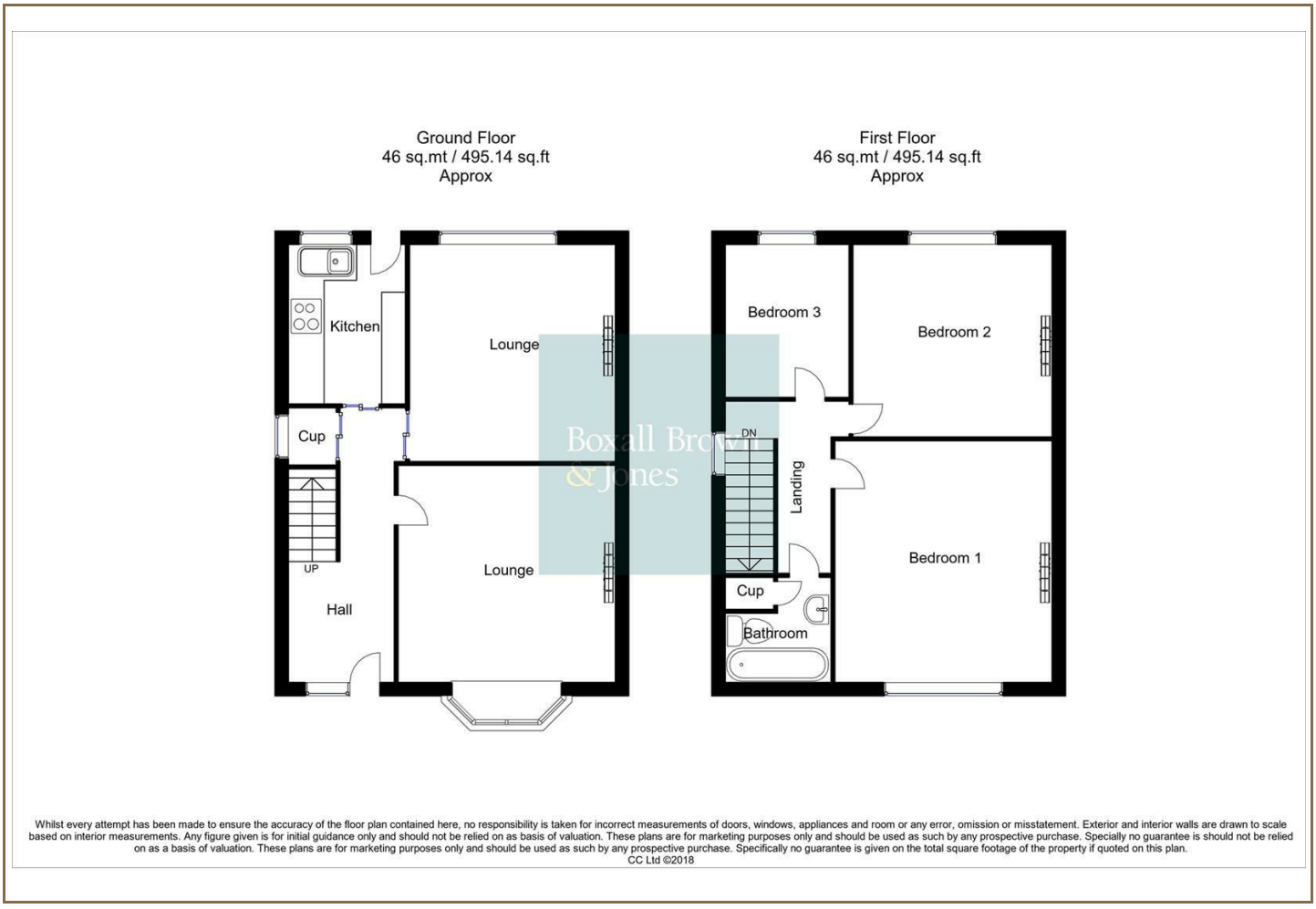
BATHROOM
5'11" x 5'6" (1.80m x 1.68m)
Positioned to the front of the house with a three-piece suite comprising a panelled bath, wash hand basin and low level WC, built in cupboard with hot water tank, UPVC double glazed window.



Road Map



Floor Plan

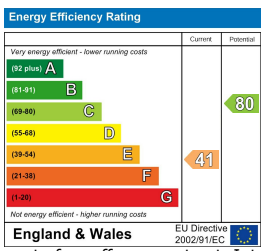


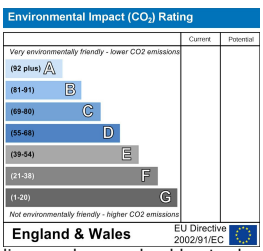
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Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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