

# 2 Bed House - Terraced

Price £115,000

 Hall Street, Alvaston, Derby, DE24 8SU



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IMMEDIATE POSSESSION - NO UPWARD CHAIN - MID TERRACED HOME - COMPETITIVELY PRICED - TWO BEDROOMS - GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - IDEAL FIRST TIME BUY / INVESTMENT - POPULAR LOCATION. FREEHOLD - COUNCIL TAX BAND - COUNCIL TAX BAND A - ENERGY RATING D.

## Sitting Room 11'5" x 11'1" (3.49 x 3.38)



Having UPVC entrance door, radiator and UPVC double glazed window.

## Inner Lobby

With staircase to first floor.

## Dining Room 11'2" x 11'1" (3.41 x 3.38)



With understairs storage, radiator and UPVC double glazed window.

## Kitchen 11'9" x 6'0" (3.60 x 1.85)



Having a range of wall and base cupboards, UPVC double glazed window and door.

## First Floor Landing

## Bedroom One 11'5" x 13'1" (3.49 x 4.01)



With radiator and two UPVC double glazed windows.

## Bedroom Two 11'6" x 13'1" (3.51 x 4.01)

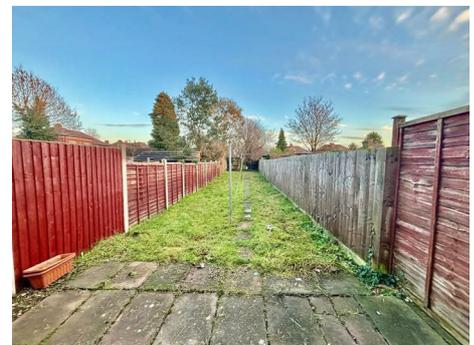


Radiator, storage cupboard and UPVC double glazed window.

## Bathroom 11'9" x 5'10" (3.60 x 1.80)

With white three piece suite, radiator and UPVC double glazed window.

## Outside



Lawned and fenced rear garden.

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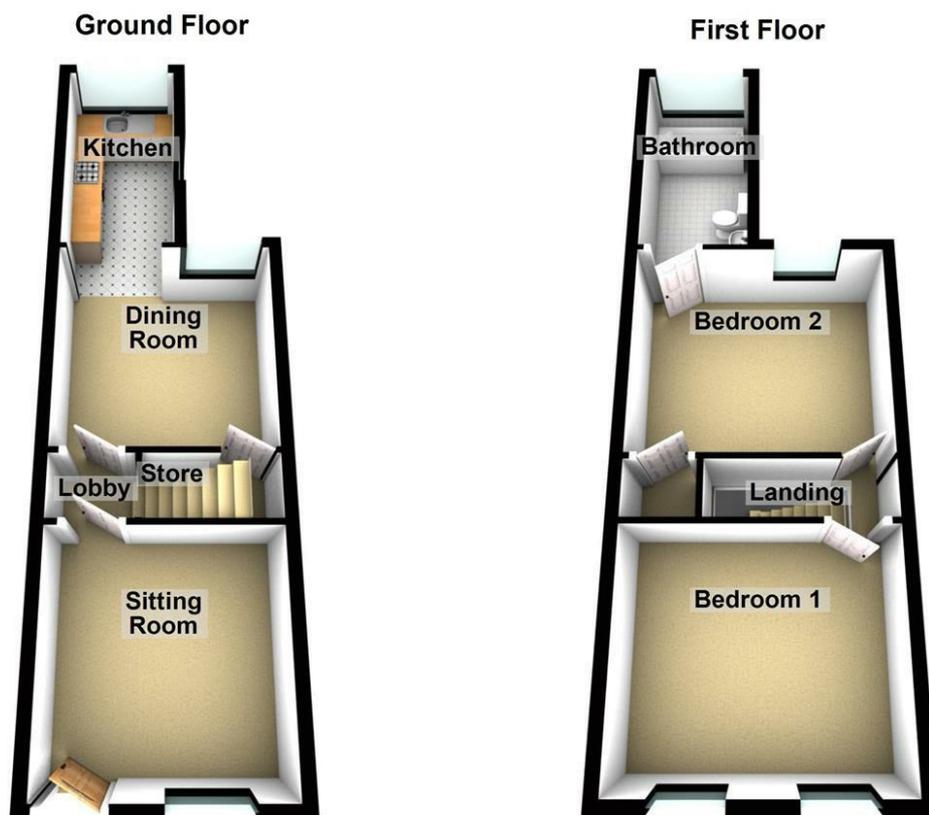
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>			60
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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