





**** GREAT OPPORTUNITY **** Two double bedroom property in need of modernisation in the residential area of Alvaston. The property offers a hall, lounge and a kitchen diner. Two double bedrooms, bathroom and a separate wc. Enclosed rear garden with outbuilding.



HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

LOUNGE

UPVC double glazed window to the front and a radiator.

KITCHEN DINER

Fitted units, work surfaces, sink and drain a unit, radiator, UPVC double glazed windows to the garden and a door to the garden open through to the lounge.

FIRST FLOOR LANDING

Storage cupboard and an airing cupboard.

BEDROOM

Two radiators and 2 UPVC double glazed windows.

BEDROOM

Upvc double glazed window and a radiator.

BATHROOM

Panel enclosed bath, wash hand basin and a UPVC double glazed window and radiator.

WC

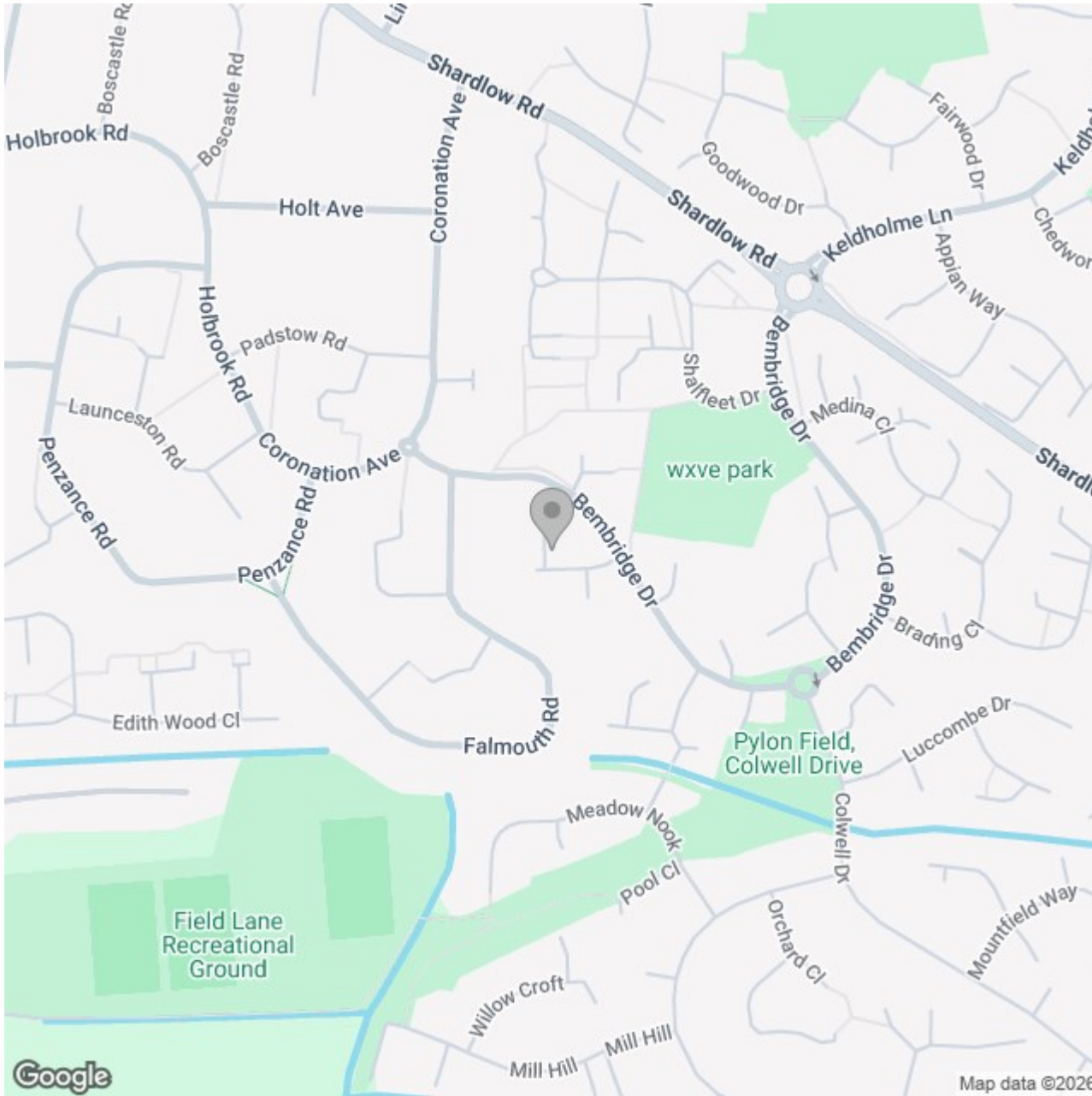
Low flush WC.

OUTSIDE

Garden and brick outbuilding.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(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	