



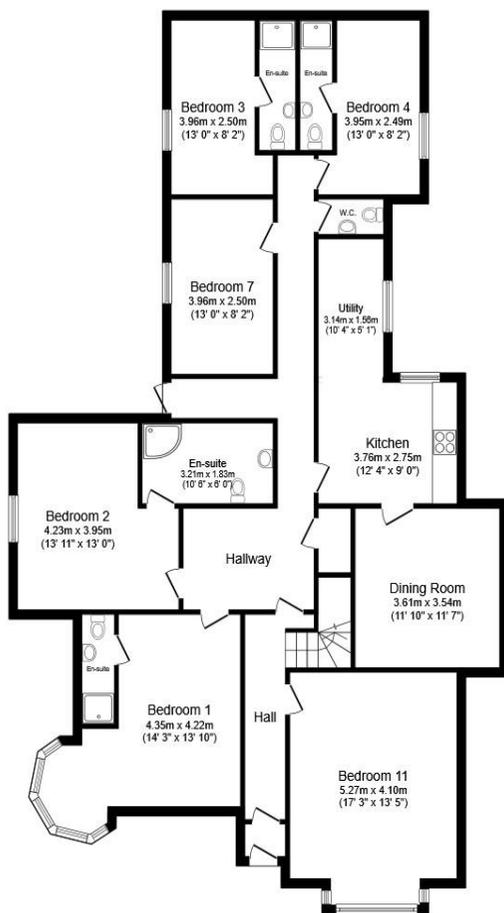
London Road, Alvaston Derby DE24 8QF

welcome to

London Road, Alvaston Derby

A rare 10/11 bedroom detached property on London Road, offering exceptional size, strong HMO potential and parking for 4-5 cars. With multiple en suites, large communal areas and scope to increase income, it's the perfect opportunity for investors seeking high-yield returns in Derby.

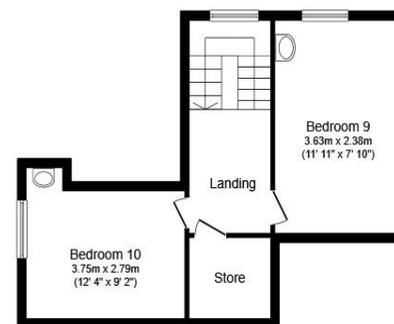




Ground Floor



First Floor



Second Floor

Total floor area 262.5 m² (2,825 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



Bedroom 1

Irregular Shaped Room 14' 3" + BAY x 13' 1" MAX (4.34m + BAY x 3.99m)

Bedroom 2

Irregular Shaped Room 13' 1" INTO RECESS x 13' MAX (3.99m INTO RECESS x 3.96m)

Bedroom 7

13' MAX x 8' 2" MAX (3.96m MAX x 2.49m MAX)

Bedroom 3

13' MAX x 8' 2" INTO RECESS (3.96m MAX x 2.49m INTO RECESS)

Bedroom 4

13' MAX x 8' 2" INTO RECESS (3.96m MAX x 2.49m INTO RECESS)

Kitchen/ Utility

Kitchen Space

12' 4" MAX x 9' MAX (3.76m MAX x 2.74m MAX)

Utility Space

10' 4" MAX x 5' 1" MAX (3.15m MAX x 1.55m MAX)

Dining Room

11' 1" MAX x 11' 7" MAX (3.38m MAX x 3.53m MAX)

Bedroom 11

17' 3" INTO BAY x 13' 5" MAX (5.26m INTO BAY x 4.09m MAX)

Bedroom 6

welcome to

London Road, Alvaston Derby

- Large 10-11 bedroom detached property in a prime Derby rental area
- Multiple en-suite bedrooms across all floors
- Newly laid driveway with parking for 4-5 vehicles
- Ideal layout for HMO or studio-style conversion
- Spacious communal kitchen, utility and dining areas

Tenure: Freehold EPC Rating: D

Council Tax Band: Deleted

£570,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121259 - 0004

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