

**Shalfleet Drive,Alvaston Derby DE24 0US**

bagshaws residential

***welcome to***

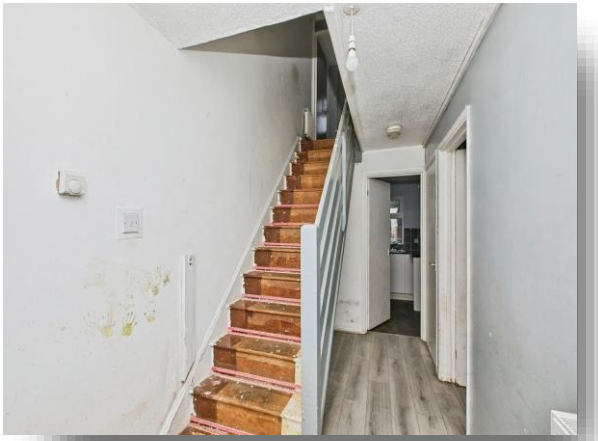
## Shalfleet Drive,Alvaston Derby

End of terrace home in Alvaston, offering generous room sizes and rear garden as well a the opportunity for the buyer to put their own stamp on the house. The property is being sold with no onward chain.













**Agent Note**
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

*welcome to*

# Shalfleet Drive, Alvaston Derby

- End of Terrace
- Two Double Bedrooms
- Front and Rear Gardens
- Resident Parking
- No Onward Chain

Tenure: Freehold EPC Rating: C
Council Tax Band: A

End of terrace home is situated in a cul-de-sac location in the sub-urb of Alvaston, located to the East of Derby, with easy access to the A6, A50 and M1 beyond. This property is well-position for a family home being conveniently located for schooling, shops, green spaces and other every-day amenities. The accommodation also lends itself with is generous proportions inside and out.

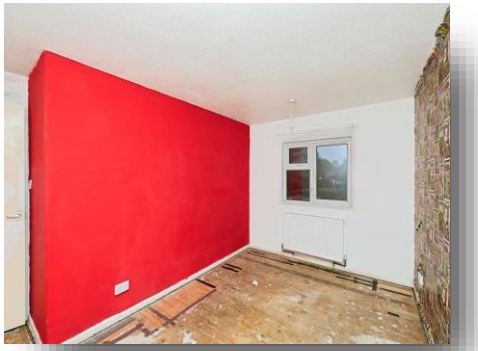
The house is approached via a small front garden surrounded by picket fence, once inside there is a large living room to the front, open kitchen diner to the rear with patio doors into the garden. The first floor comprises of two double bedrooms and a family bathroom with separate toilet. To the outside there is generous rear garden with rear gate to the communal car parking area.

The house requires cosmetic improvement however offers the buyer the opportunity to tailor to their tastes. Sold with no onward chain.

## £190,000










Please note the marker reflects the postcode not the actual property

**view this property online** bagshawsresidential.co.uk/Property/DBY122302

The Property Ombudsman

Property Ref:
DBY122302 - 0004

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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