ABODE
SALES & LETTINGS

Whitwell Gardens, Alvaston, Derbyshire, DE24 0UJ

£145,000

https://www.abodemidlands.co.uk/

**** 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.

ABODE
SALES & LETTINGS

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.

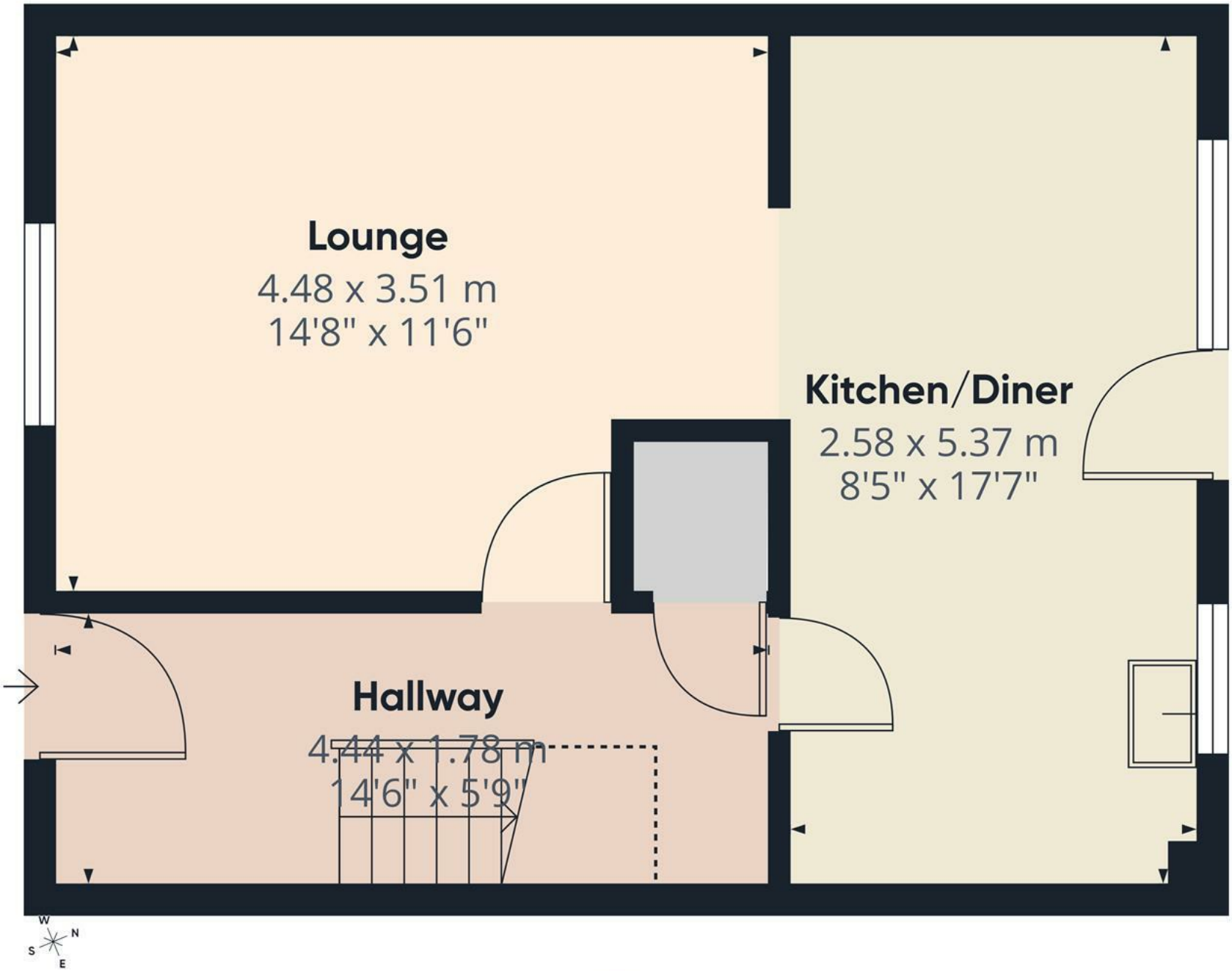
OUTSIDE
Garden and brick outbuilding.

NOTE
Purchaser Due Diligence Disclaimer
Please be advised that, as the appointed selling agent, Move with Us is required to undertake customer due diligence checks in line with current regulations, including identity verification,

Anti-Money Laundering (AML) checks, and source of funds verification for all purchasers. Should their offer be accepted, a charge of £49 plus vat will be payable and taken by phone as part of the purchaser compliance call before a memorandum of sale can be issued.

ABODE

ABODE



Floor 0

ABODE

Approximate total area(1)

37.8 m²

407 ft²

Reduced headroom

1.5 m²

16 ft²

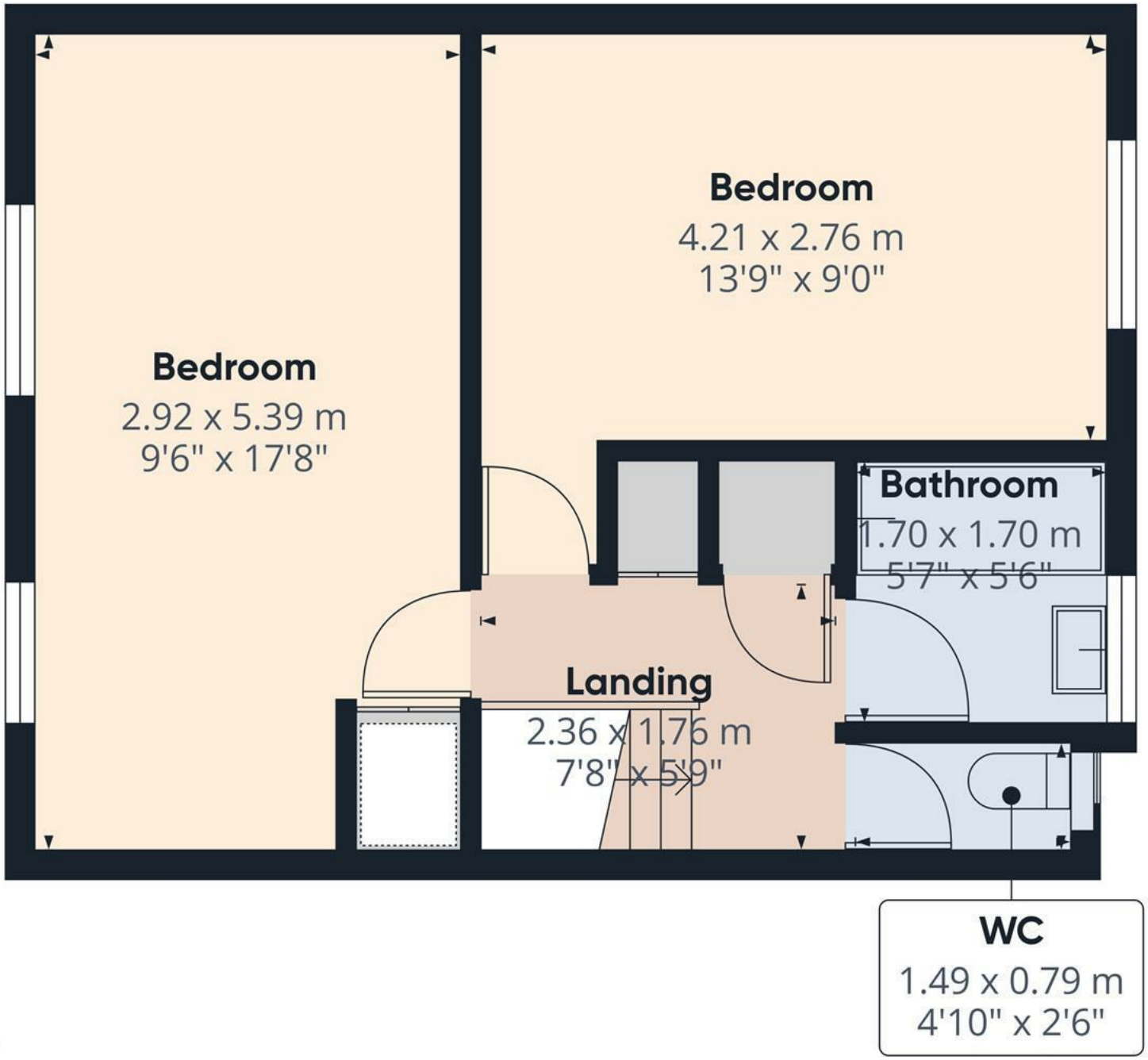
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

ABODE

Approximate total area[1]

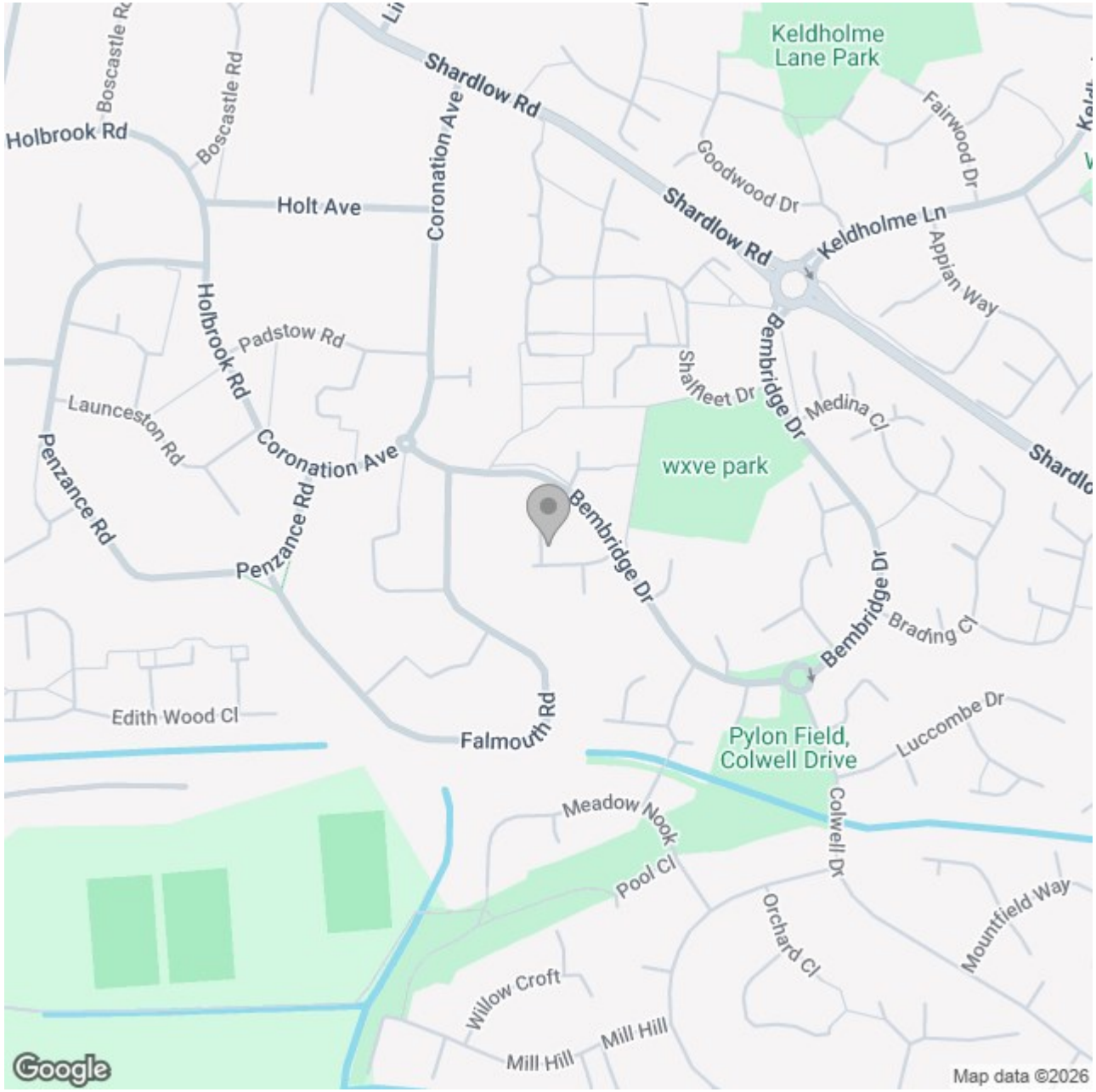
35.1 m²

376 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.