





\*\*\*\* 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.







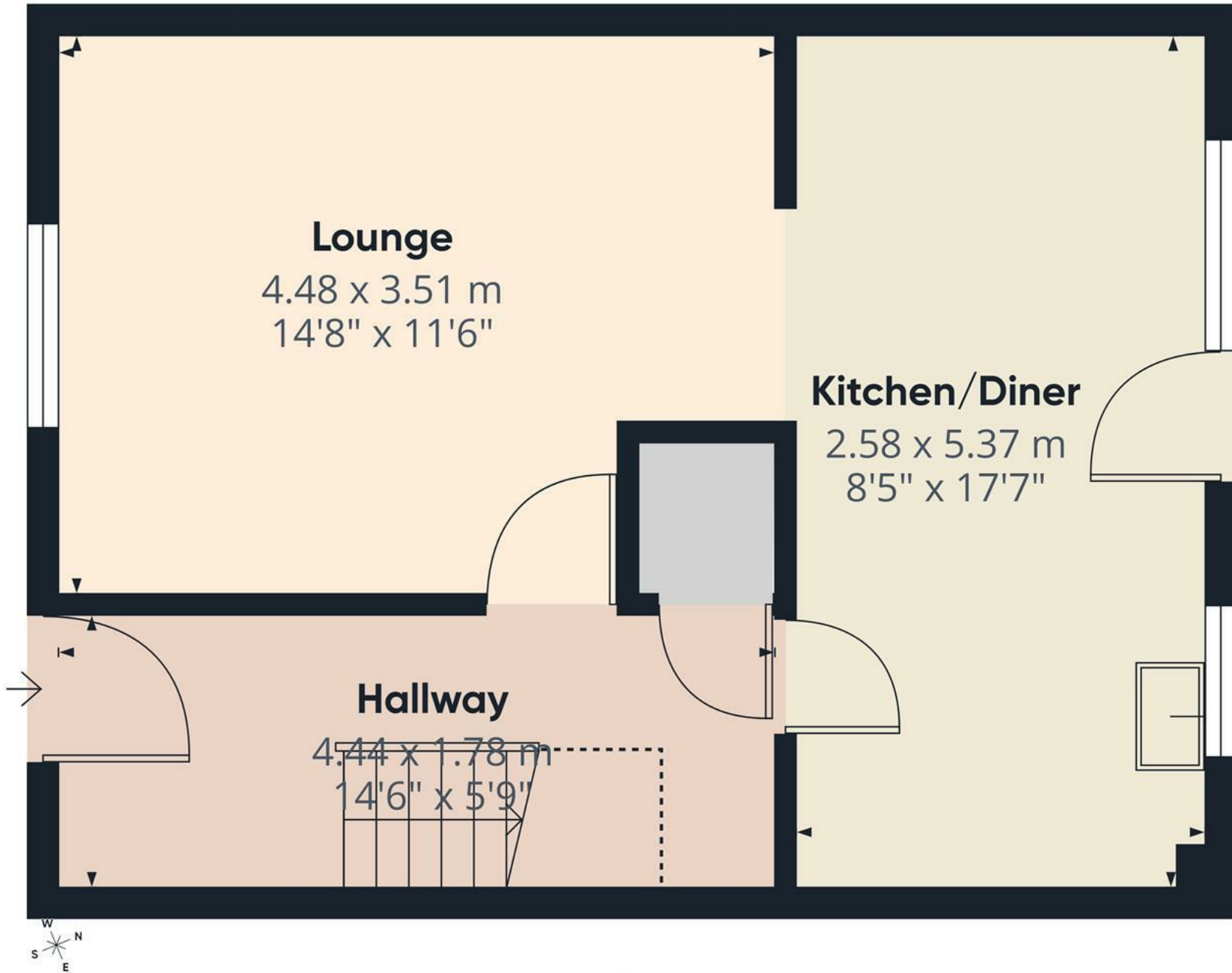












**Approximate total area<sup>m</sup>**

37.8 m<sup>2</sup>

407 ft<sup>2</sup>

**Reduced headroom**

1.5 m<sup>2</sup>

16 ft<sup>2</sup>

(1) Excluding balconies and terraces

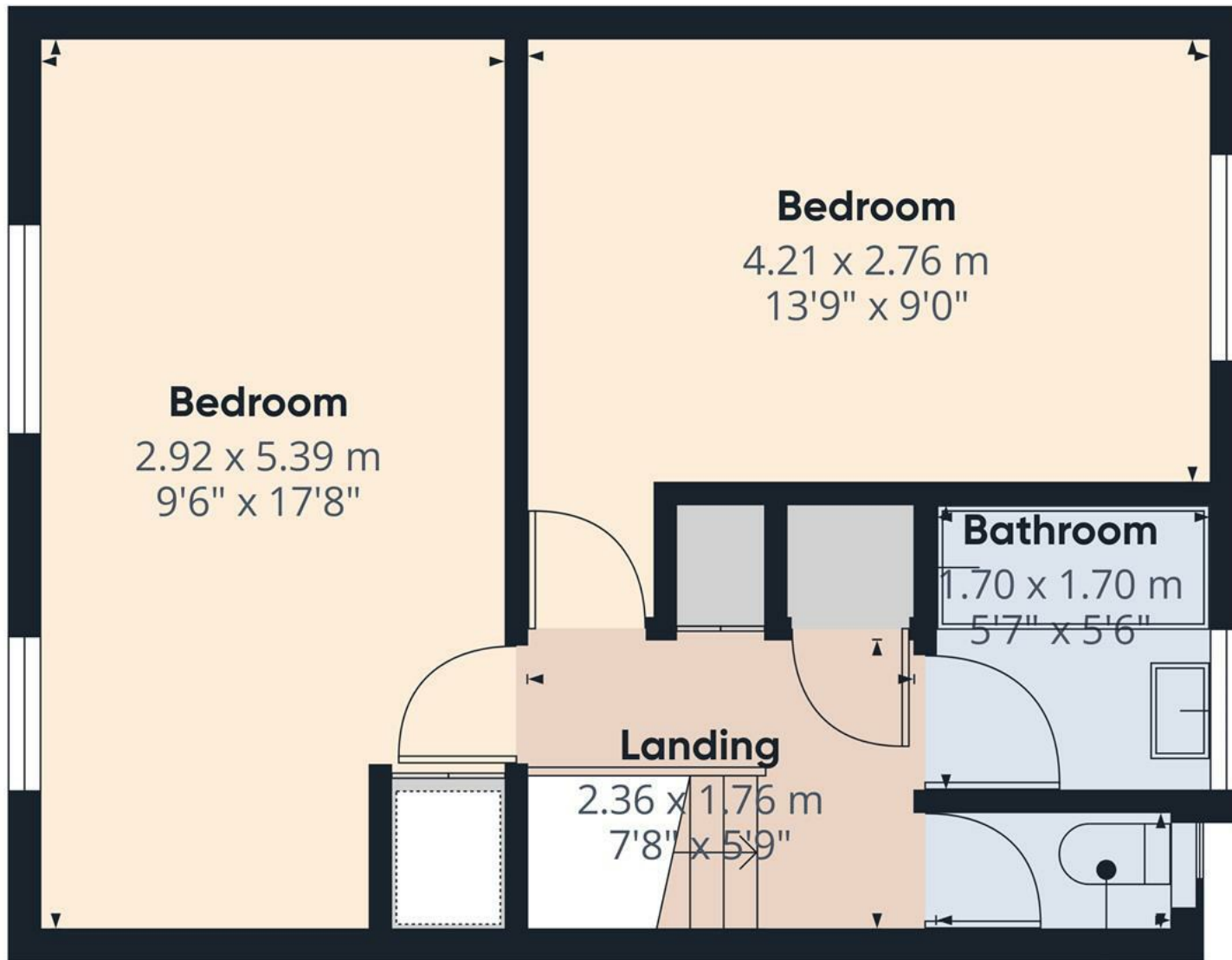
Reduced headroom

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 0



**Bedroom**  
2.92 x 5.39 m  
9'6" x 17'8"

**Bedroom**  
4.21 x 2.76 m  
13'9" x 9'0"

**Bathroom**  
1.70 x 1.70 m  
5'7" x 5'6"

**Landing**  
2.36 x 1.76 m  
7'8" x 5'9"

**WC**  
1.49 x 0.79 m  
4'10" x 2'6"

**Approximate total area<sup>(1)</sup>**  
35.1 m<sup>2</sup>  
376 ft<sup>2</sup>

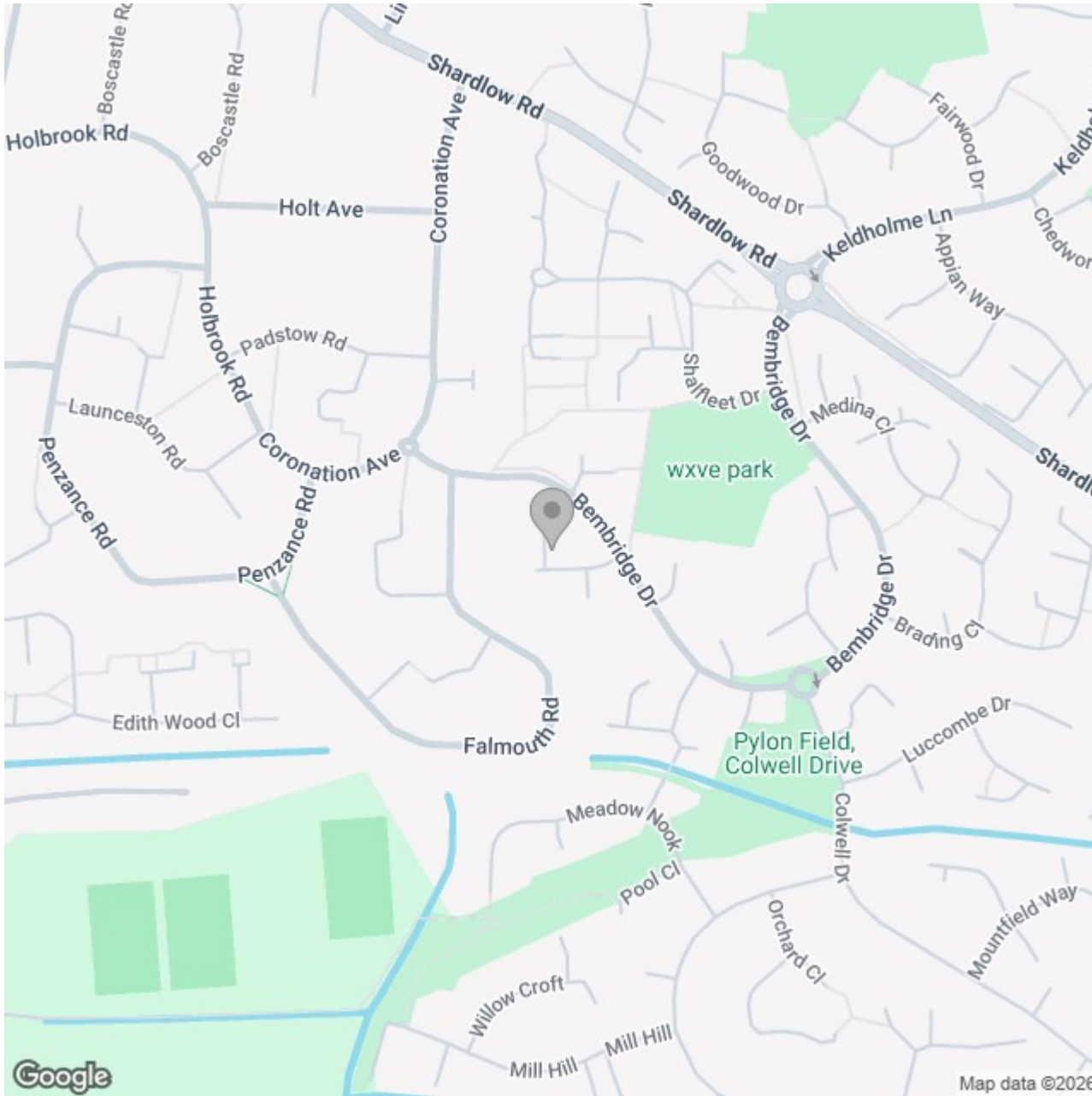
(1) Excluding balconies and terraces

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Floor 1



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	