

# 2 Bed House - End Terrace

£125,000

📍 Allestree Street, Derby, DE24 8TS



IMMEDIATE POSSESSION - NO UPWARD CHAIN - END TERRACED HOME - TWO BEDROOMS - IDEAL PROJECT TO IMPROVE - GAS CENTRAL HEATING UPVC DOUBLE GLAZING - IDEAL FIRST TIME BUY OR INVESTMENT - POPULAR LOCATION - COUNCIL TAX BAND A - FREEHOLD - ENERGY RATING.


- END TERRACED HOME
- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- ENERGY RATING
- TWO BEDROOMS
- REQUIRING IMPROVEMENT
- UPVC DOUBLE GLAZING
- IMMEDIATE POSSESSION
- COMPETITIVELY PRICED FOR EARLY COMPLETION
- FREEHOLD - COUNCIL TAX BAND A

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## Sitting Room 11'8" x 11'5" (3.58 x 3.49)



Having timber entrance door, radiator and UPVC double glazed window.

## Inner Lobby

With staircase to first floor.

## Dining Room 11'1" x 11'8" (3.40 x 3.56)



With understairs storage, radiator and UPVC double glazed window.

## Kitchen 8'9" x 5'11" (2.69 x 1.82)



Having a range of wall and base cupboards with free standing cooker and timber and glazed door leading to:-

## Rear Lobby 12'0" x 4'10" (3.68 x 1.48)



Having an out building off with a timber and opaque glazed door to rear garden.

## First Floor Landing



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## Bedroom One 11'3" x 11'8" (3.45 x 3.57)



Having a built in cupboard, radiator and UPVC double glazed window.

## Bedroom Two 11'8" x 11'4" (3.57 x 3.46)



Having a recessed bulk head storage cupboard (housing the wall mounted combination gas boiler), radiator and UPVC double glazed window.

## Bathroom 8'5" x 5'9" (2.58 x 1.77)



Having a white three piece suite, radiator and UPVC double glazed window.

## Outside



The rear garden has an artificial lawn, shrubbed borders and timber summer house.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	B		
C	D		
E	F		
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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