





**** 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.

NOTE

Purchaser Due Diligence Disclaimer

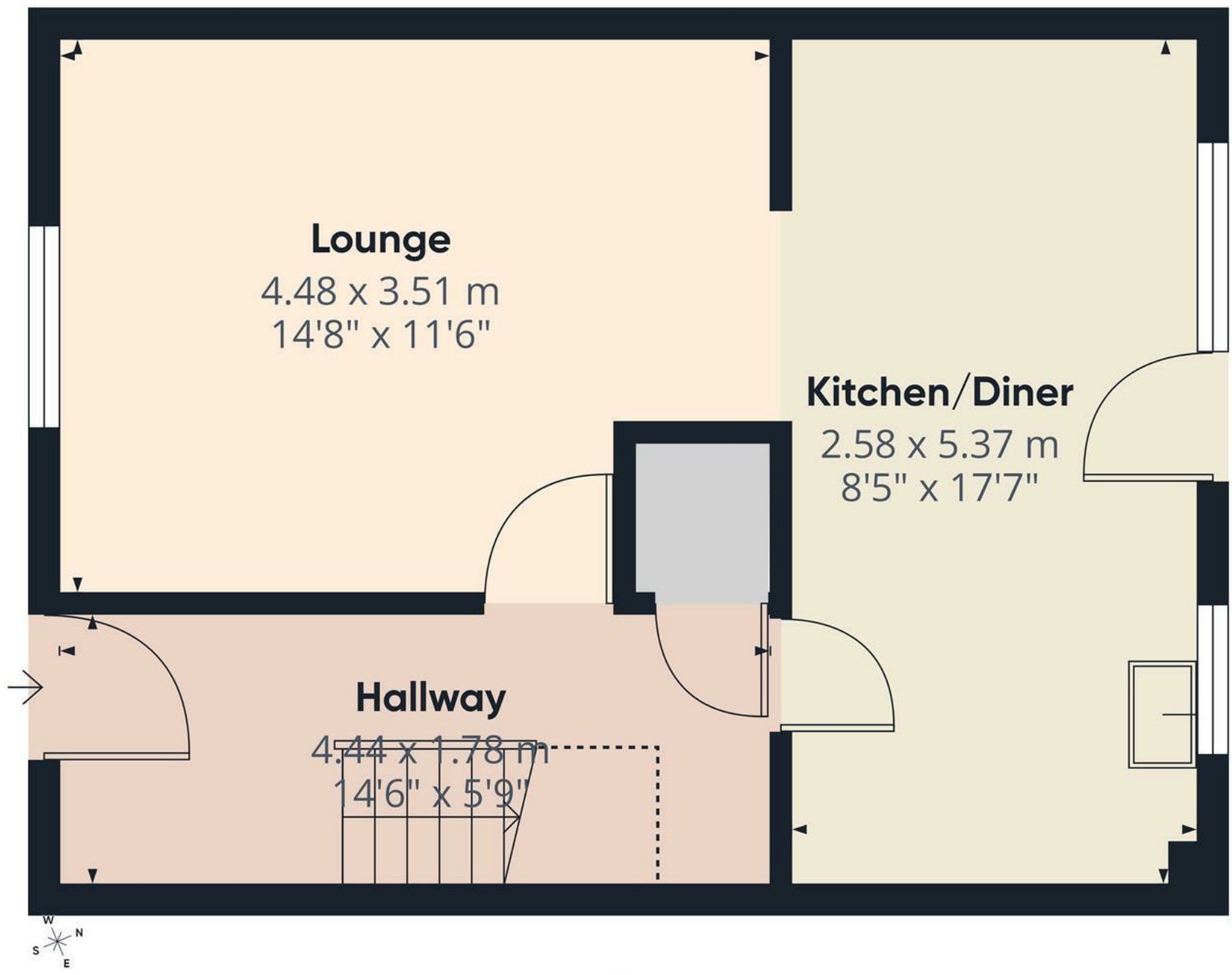
Please be advised that, as the appointed selling agent, Move with Us is required to undertake customer due diligence checks in line with current regulations, including identity verification,



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.







Approximate total area⁽¹⁾
37.8 m²
407 ft²

Reduced headroom
1.5 m²
16 ft²

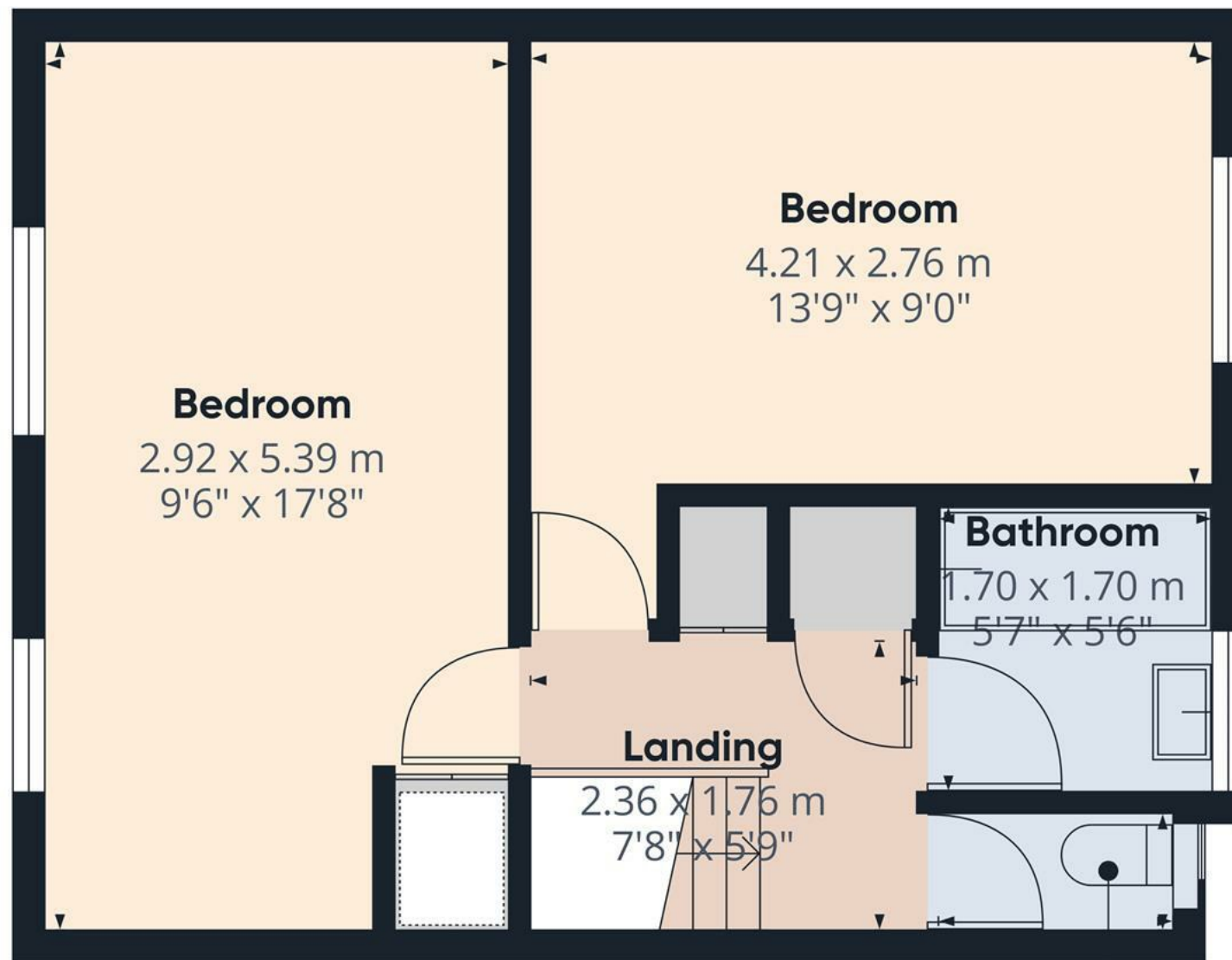
(1) Excluding balconies and terraces

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.

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Floor 0



Approximate total area⁽¹⁾

35.1 m²
376 ft²

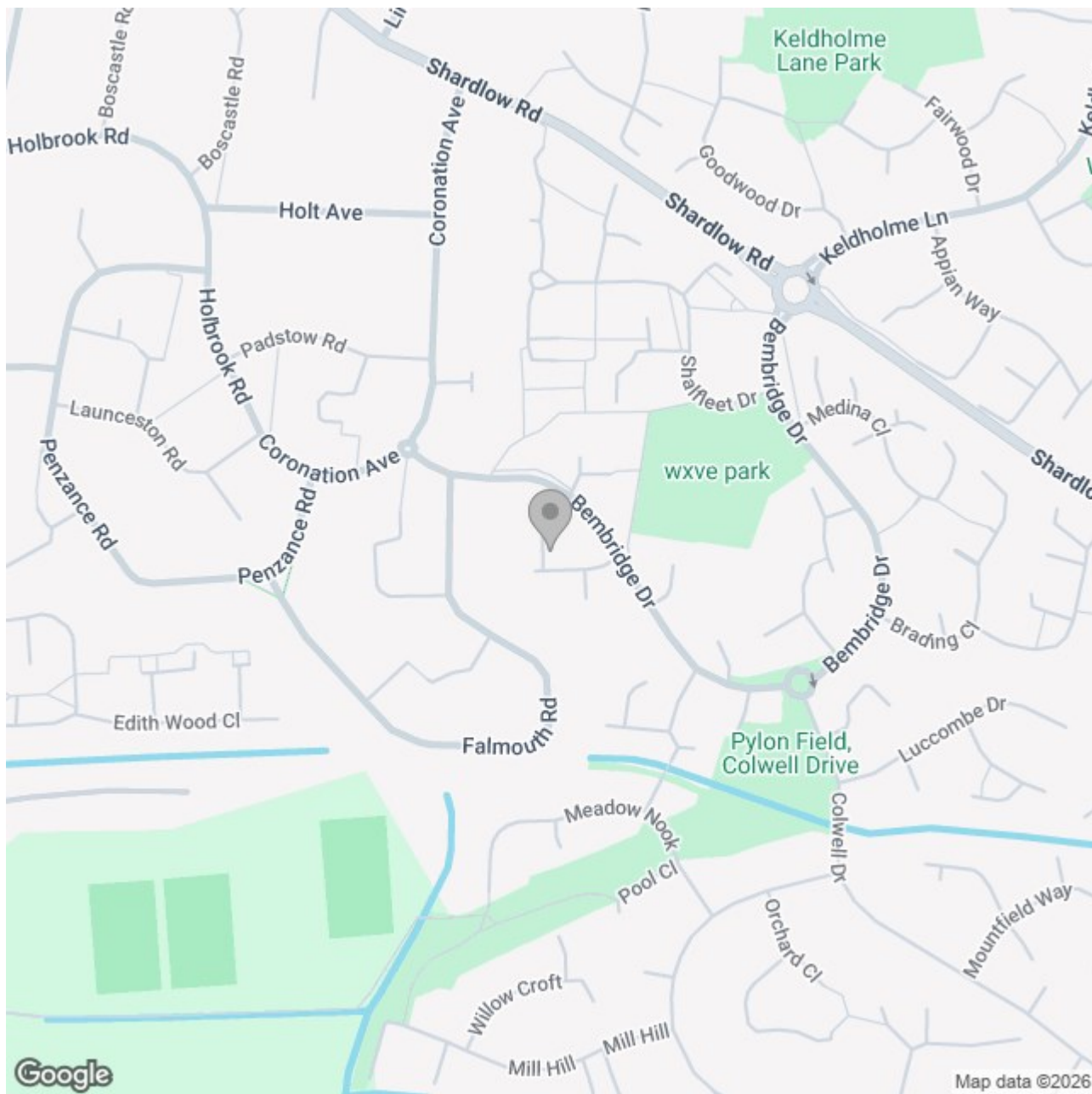
(1) Excluding balconies and terraces

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Floor 1



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 	