





**** 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

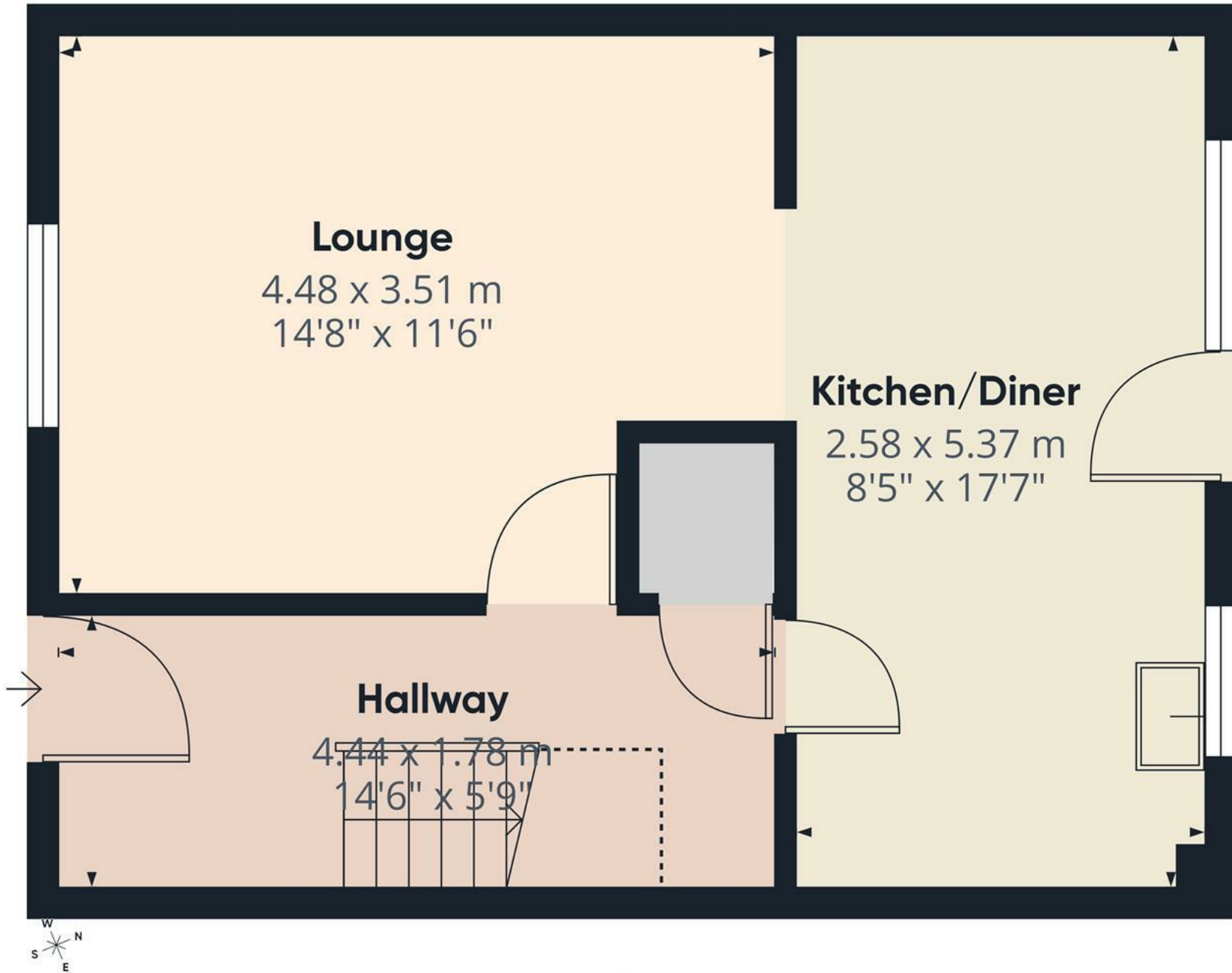
Low flush WC.

OUTSIDE

Garden and brick outbuilding.







Approximate total area^m

37.8 m²

407 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

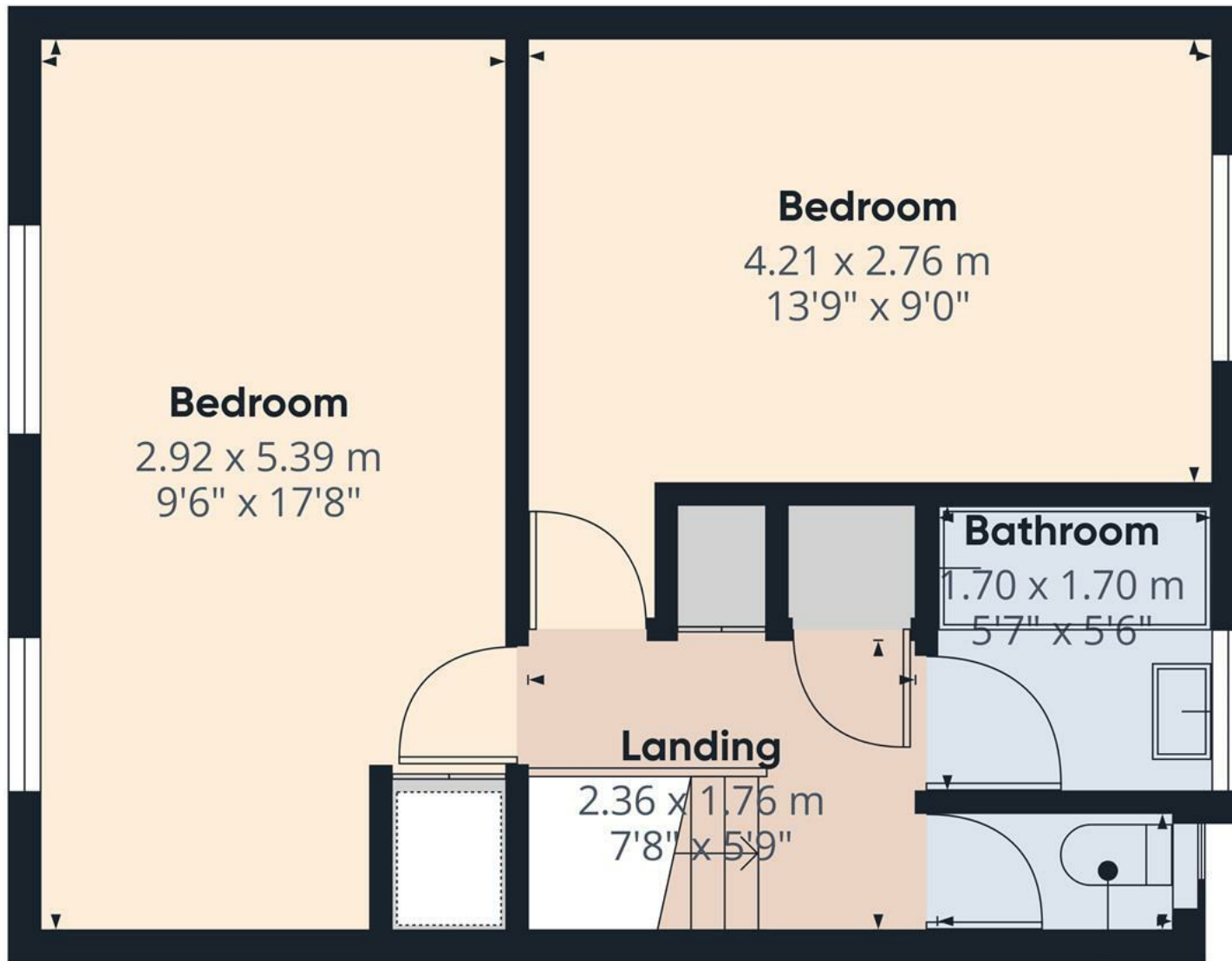
Reduced headroom

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



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⁽¹⁾
35.1 m²
376 ft²

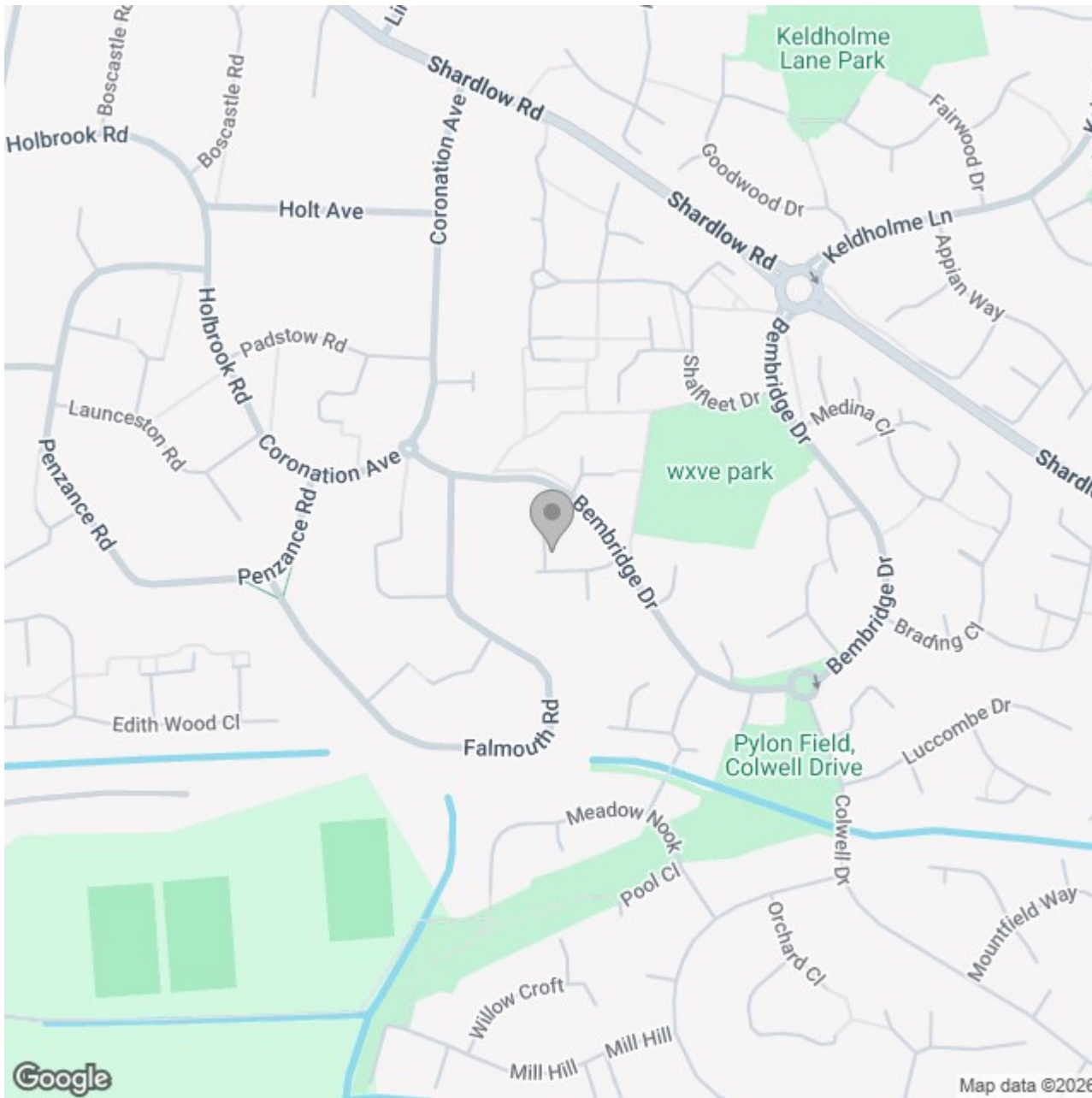
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Floor 1



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	