

Fletcher & Company

5 Wyndham Street, Alvaston, Derby, DE24 0EP

Offers Around £160,000

Freehold



- No Upward Chain
- Excellent Potential
- Requires Modernisation
- Entrance Hall & Lounge
- Dining Room & Kitchen
- Three First Floor Bedrooms
- Bathroom
- Enclosed Rear Garden
- Potential for Off-Road Parking
- Close to Transport Links





Summary

This is a bay fronted, traditional three bedroom, semi detached residence occupying popular location requiring modernisation and upgrading. The property is sold with no upper chain and features entrance hall, lounge, dining room, kitchen and the first-floor landing leads to three bedrooms and a bathroom. To the rear of the property is a private garden. To the front is a fore garden with the potential to drop the curb subject to the necessary planning consent to create off-road parking.

F&C

The Location

The property's location in Alvaston offers easy access to a full range of amenities in both Alvaston and Allenton including schooling at all levels, a varied selection of shops, regular bus service, easy access into Derby City centre and out to the A52 and A50 as well as Elvaston Castle Country Park.

Accommodation

Entrance Hall

10'5" x 4'6" (3.20 x 1.38)

Entrance door provides access to hallway, central heating radiator and staircase to first floor with understairs cupboard.

Lounge

11'1" x 7'5" (3.40 x 2.28)

With a central heating radiator and cant bay window to front.



Dining Room

13'0" x 11'1" (3.97 x 3.39)

With central heating radiator and window to rear.



Kitchen

9'0" x 7'3" (2.76 x 2.21)

Comprising a selection of worktops, stainless steel sink unit, wall mounted cupboards, appliance spaces, window to side, window and door to rear.



First Floor Accommodation

Landing

7'3" x 2'11" (2.21 x 0.91)

With window to side and balustrade.

Bedroom One

11'2" x 10'10" (3.41 x 3.31)

With central heating radiator and window to front.



Bedroom Two

13'0" x 11'1" (3.98 x 3.40)

With central heating radiator, fitted wardrobe and window to rear.



Bedroom Three

9'0" x 7'3" (2.76 x 2.23)

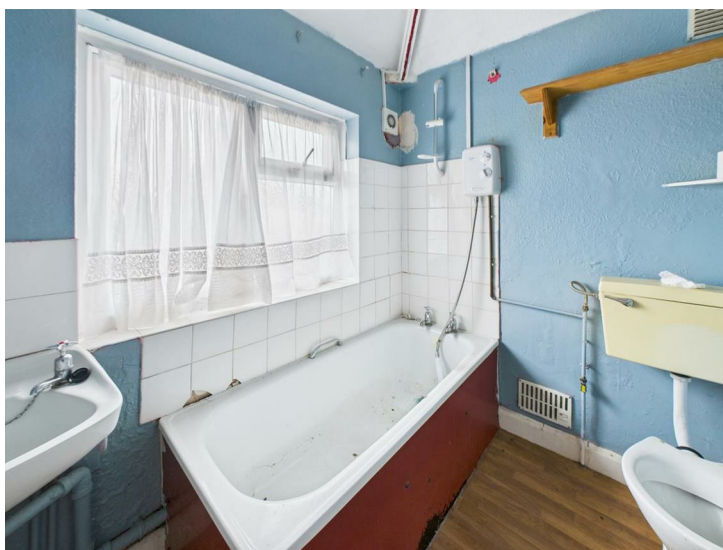
With window to rear.



Bathroom

7'3" x 5'8" (2.23 x 1.74)

Comprising WC, wash handbasin, bath, radiator and window to front.

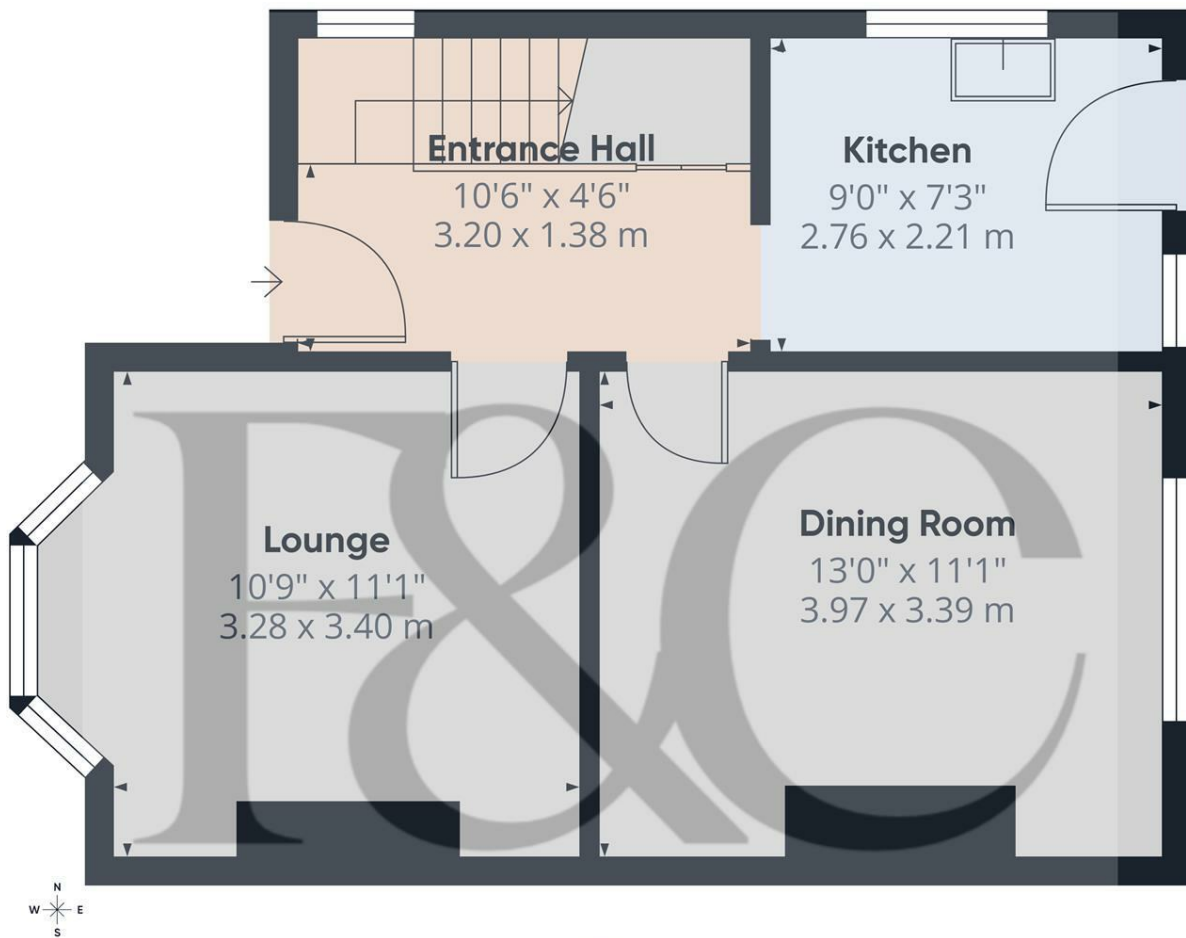


Outside

To the front of the property is a small fore garden which offers potential for off-road parking subject to the necessary planning consent. To the rear of the property is a private garden featuring lawn, mature hedging and timber fencing. Useful brick out building.



Council Tax Band A



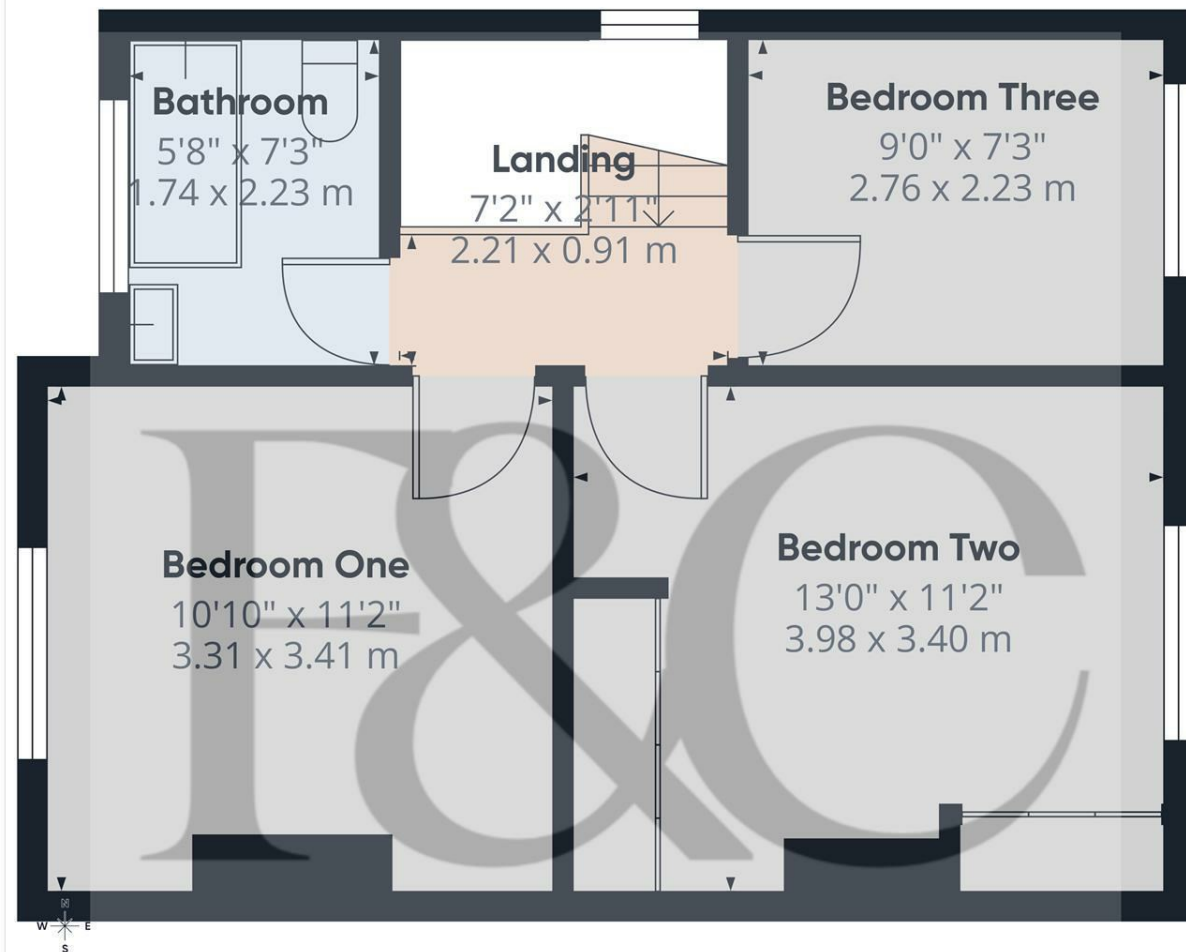
Floor 0

Approximate total area[®]
407 ft²
37.7 m²

(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.

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Floor 1

Approximate total area[®]
385 ft²
35.7 m²

(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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Council Tax Band: A
Tenure: Freehold

