





A fantastic opportunity to acquire an impressive terraced home situated in a desirable location. The property offers well-proportioned accommodation, including a lounge, a separate dining room, a fitted kitchen, two first-floor bedrooms, and a family bathroom. To the rear, there is a rear garden providing a pleasant outdoor space. Alvaston is a well-established residential setting popular with both first-time buyers and investors. Alvaston offers a range of local amenities, including shops, schools, and parks, as well as excellent transport links into Derby city centre and easy access to major road networks such as the A6 and A50.



## LOUNGE

Entrance door into the lounge with a UPVC double glazed window to the front, radiator and door to -

## DINING ROOM

UPVC double glaze window to the rear, under stair storage cupboard, stairs to the first floor and a door to the kitchen.

## KITCHEN

Fitted units with work surfaces and the sink and drain the unit UPVC double glazed window and door.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM

UPVC double glazed window and a radiator.

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UPVC double glazed window and a radiator.

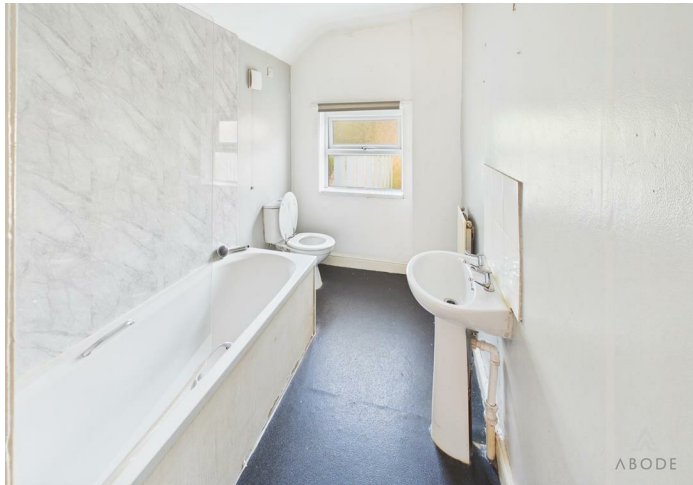
## BATHROOM

Bath, low flush WC, wash hand basin, radiator under a UPVC double glazed window..

## OUTSIDE

Rear garden with lawn and patio.







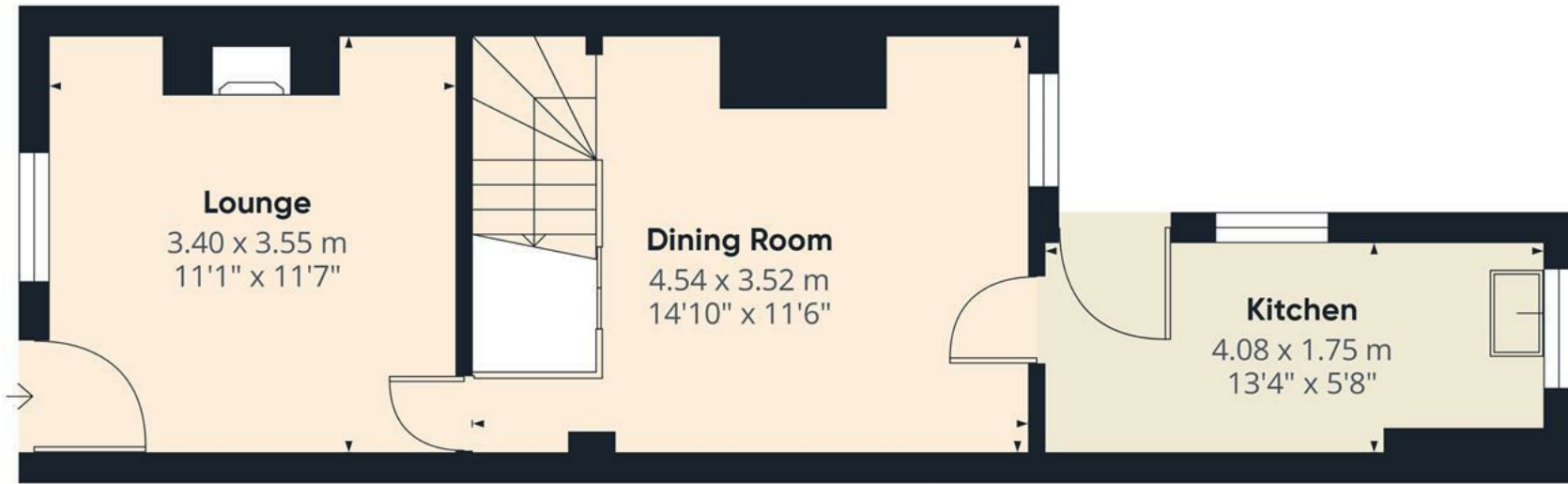












Approximate total area<sup>(1)</sup>

33.9 m<sup>2</sup>  
365 ft<sup>2</sup>

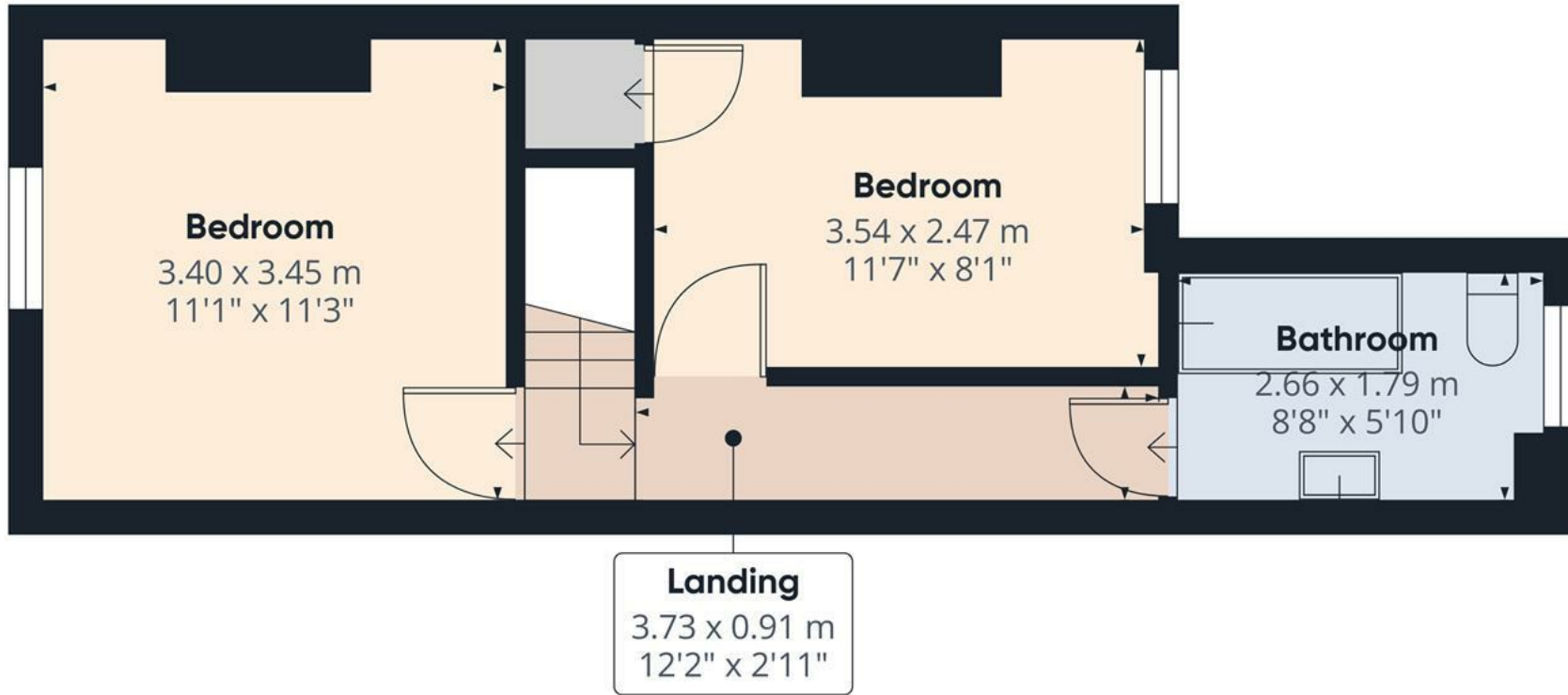
(1) Excluding balconies and terraces

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 0



Approximate total area<sup>(1)</sup>

28.6 m<sup>2</sup>  
309 ft<sup>2</sup>

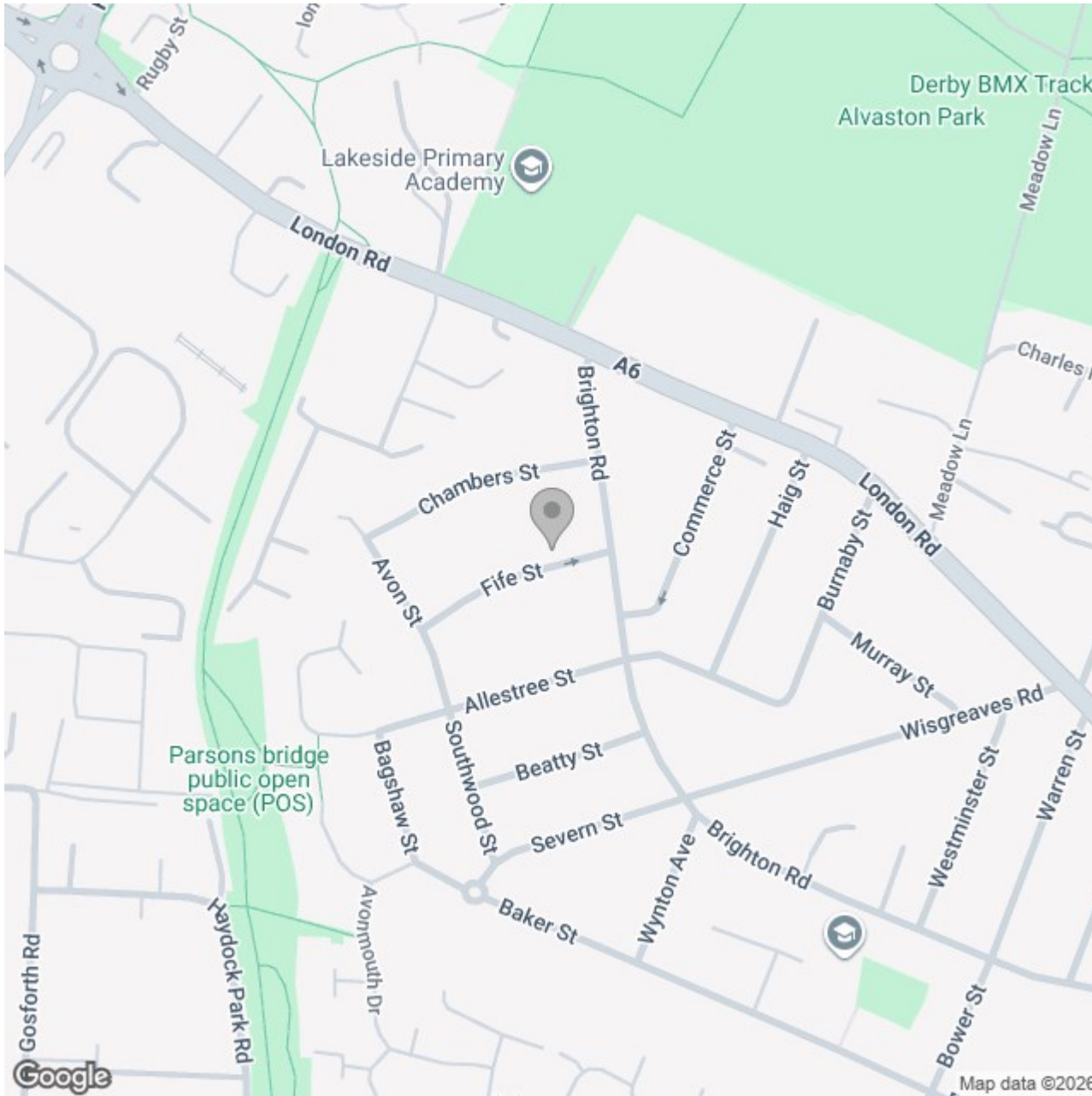
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Floor 1



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(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	