

**1155 LONDON ROAD
ALVASTON
DERBYSHIRE
DE24 8QF**



GUIDE PRICE £350,000 - £375,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- Large Semi Detached Property
- Six Bedrooms
- Open Plan
- Three Bathrooms
- Easy to Maintain Garden
- Large Driveway
- Three Storey

1155 LONDON ROAD, ALVASTON, DERBYSHIRE

This stunning three storey, six bedroom semi detached property is located in a popular area of Derbyshire.

The property offers a large, modern, open plan dining/kitchen/living room with mood lighting, underfloor heating and sound system (which also goes out into the garden), bi fold doors out into the garden. There is also a cellar hidden behind a secret bookshelf door, a further receptions room, downstairs bathroom and an outdoor doggie shower.

To the first floor there are four bedrooms and a bathroom and the on the second floor there are a further two bedrooms and another bathroom.

There is a gas and electric supply to all three floors should a buyer want to convert the property into flats.

Entrance door into:

HALLWAY

With stairs to the first floor landing, ceiling coving, Victorian floor tiles, access to the ground floor rooms, radiator, power points and ceiling spotlights.



LOUNGE

15' x 14' With bifold doors out onto the garden, velux roof window, tiled floors with underfloor heating, mood lighting, built in storage/shelving, power points and ceiling spotlights.



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KITCHEN/DINER

12'” x 15'9” Fitted with a range of wall and base units in a grey gloss finish with coordinating work surfaces, part wall tiling, integrated oven and microwave, four ring gas hob, integrated wine cooler, space and plumbing for an American style fridge/freezer, tiled floors with underfloor heating, secret door to cellar, ceiling art work, radiator, ceiling spotlights, power and ceiling light points.

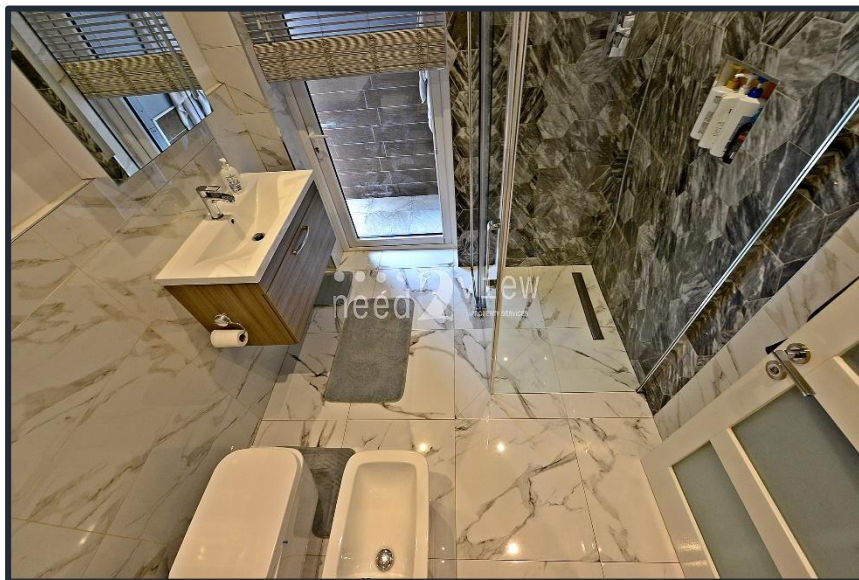


RECEPTION ROOM

14'9” x 10” With windows to the front, radiator, power and ceiling light points.

GROUND FLOOR BATHROOM

With door to the side of the property (access to doggie shower), W.C., wash hand basin built into vanity unit, bidet, shower cubicle, tiled floors, part tiled walls.



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FIRST FLOOR LANDING

With stairs to the second floor landing, access to four bedrooms and the bathroom, radiator, ceiling spotlights.



BEDROOM ONE

19' x 7' With velux window to the front and rear, eves storage, radiator, power points and ceiling spotlights.



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BEDROOM TWO

11' x 14' With window to the rear, coving, access to loft space, radiator, power points and ceiling spotlights.



BEDROOM THREE

10' x 12' With window to the front, ceiling coving, power and ceiling light points.



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BEDROOM FOUR

11'9" x 10" With window to the rear, ceiling coving, radiator, power and ceiling light points.



BEDROOM FIVE

12" x 6" With window to the front, ceiling coving, radiator, power and ceiling light points.



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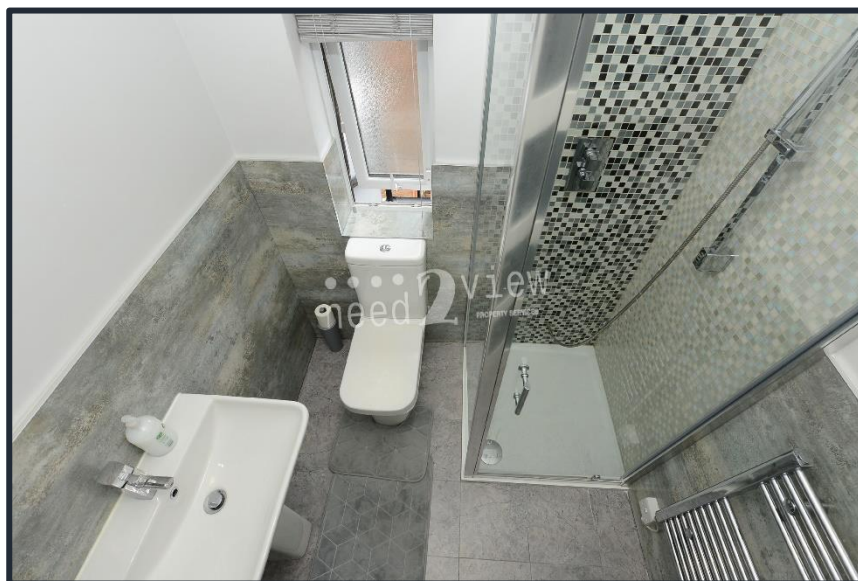
BEDROOM SIX

11'9" x 8'6" With velux roof window to the front, eves storage, radiator, power and ceiling light points.



FIRST FLOOR BATHROOM

With opaque window, wash hand basin, W.C., shower cubicle, part tiled walls, chrome towel radiator and ceiling light point.



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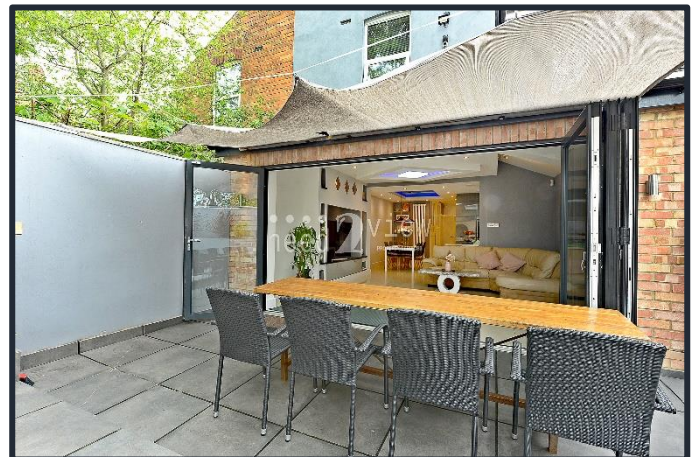
SECOND FLOOR BATHROOM

With opaque window, wash hand basin, W.C., shower cubicle, part tiled walls, chrome towel radiator and ceiling light point.

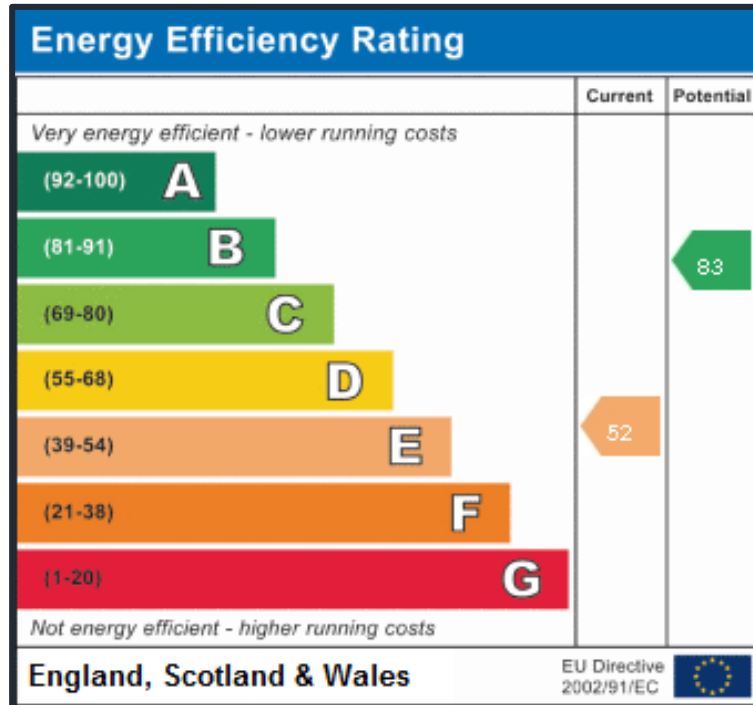


OUTSIDE

To the rear of the property is an easy to maintain garden with a patio area, lawn section and a brick building at the far end with patio doors and a built in outdoor BBQ.



EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Derby City Council

Council Tax Band – B

Primary School – Alvaston Infant and Nursery School

Secondary School – Merrill College

Stamp Duty on Asking Price: £7500 (Additional costs may apply if being purchased as a second property)

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.