

# Robert Ellis

look no further...



Haig Street,  
Alvaston, Derby  
DE24 8RH

**£145,000 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea

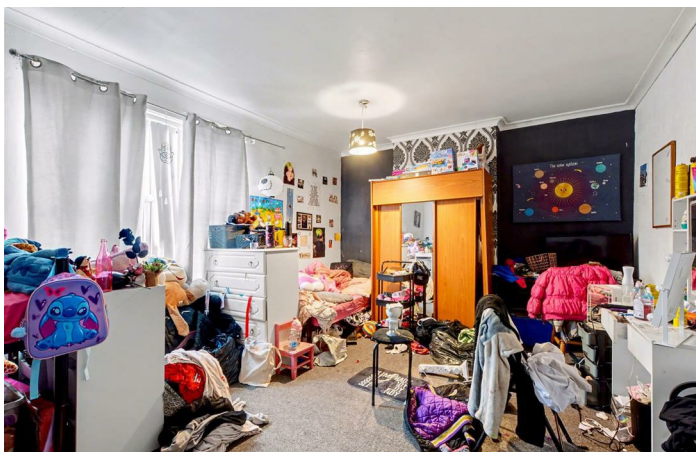




An attractive three bedroom Victorian red-brick palisade terraced property, offering generous and highly flexible accommodation, making it an ideal purchase for investors and first-time buyers alike. The property is well positioned within a popular residential area, conveniently located for local amenities, schools, parks and excellent transport links, providing easy access to Derby city centre, the A52 and the M1.

The accommodation comprises a bay-fronted reception room, further reception/dining room and a fitted kitchen with adjoining utility area. There is also the benefit of a ground floor shower room and access to a useful cellar, offering excellent storage potential. To the first floor are three well-proportioned bedrooms, two of which are generous enough to offer scope for reconfiguration, subject to requirements.

Outside, the property benefits from a walled front garden and an enclosed rear garden, ideal for outdoor enjoyment. The property is currently let at £1,000 per calendar month, providing a strong turnkey investment opportunity, while also appealing to owner-occupiers seeking a spacious period home. An early viewing is highly recommended.





## Entrance Hallway

Giving access to:

## Lounge

Carpeted flooring, UPVC double glazed bay window to the front elevation, coving to the ceiling.

## Dining Room

UPVC double glazed window to the rear elevation, coving to the ceiling, carpeted flooring, electric fire.

## Kitchen

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with, electric hob, oven, space and plumbing for a washing machine, space and point for a tumble dryer, wall mounted radiator, wall mounted boiler, tiled splashbacks, UPVC double glazed window to the side elevation.

## Utility Room

Giving access to the cellar and downstairs WC.

## Cellar

## Ground Floor Shower Room

Shower, WC, handwash basin, wall mounted radiator, tiled splashbacks.

## First Floor Landing

Carpeted flooring, storage cupboard, doors leading off to:

## Bedroom One

11'11" x 18'10" approx (3.650 x 5.749 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, coving to the ceiling.

## Bedroom Two

13'0" x 13'0" approx (3.964 x 3.969 approx)

Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator.

## Bedroom Three

10'6" x 8'9" approx (3.208 x 2.691 approx)

UPVC double glazed window to the rear elevation, coving to the ceiling, carpeted flooring, wall mounted radiator.

## Bathroom

5'5" x 7'4" approx (1.661 x 2.240 approx)

Laminate flooring, shower, WC, handwash basin, tiling to the walls.

## Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn.

## Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Derby

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

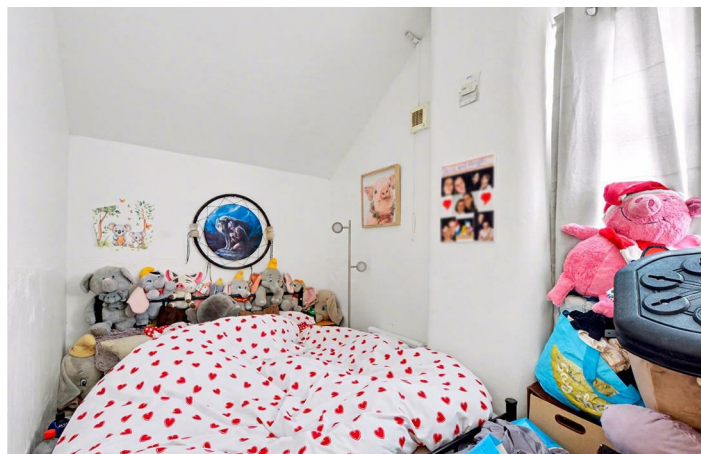
Flood Risk: No flooding in the past 5 years

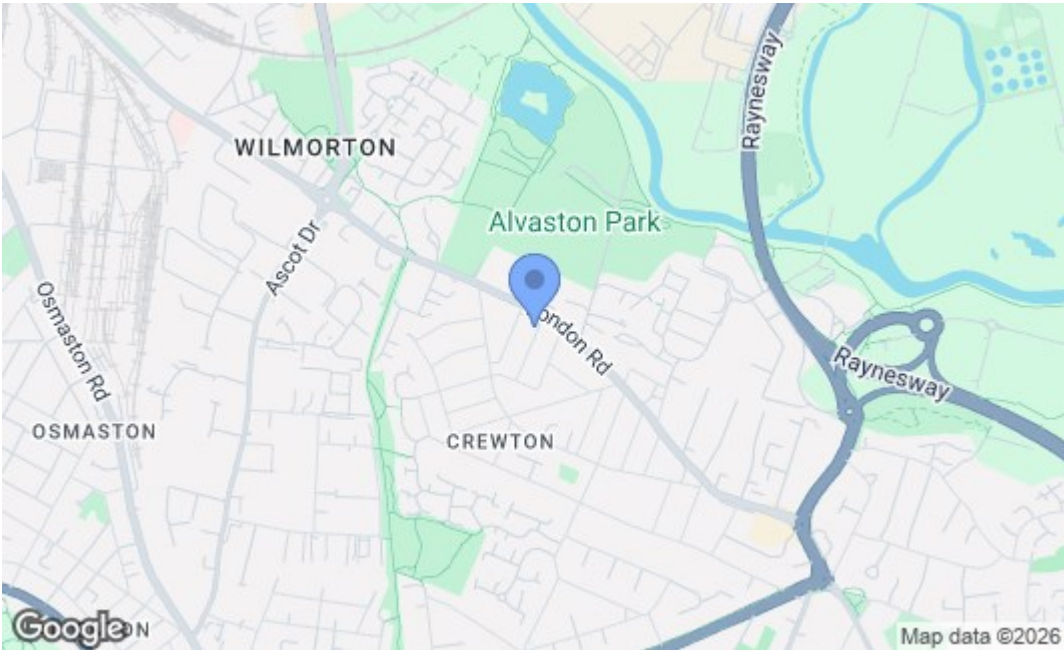
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.