



Slindon Croft,
Alvaston, Derby
DE24 0SD

£175,000 Freehold

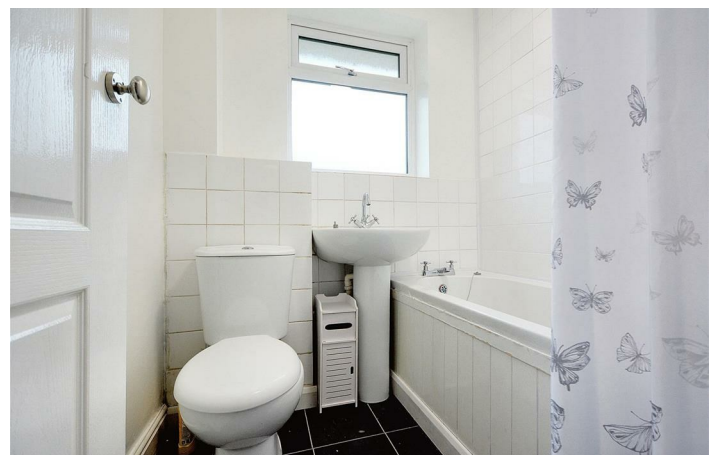


A TWO BEDROOM SEMI-DETACHED CORNER PLOT PROPERTY WITH GARAGE AND OFF STREET PARKING, BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are delighted to welcome to the market this spacious and well presented, two bedroom semi-detached home offering off street parking, a garage and a spacious corner plot with the added benefit of being sold vacant, no onward chain. The property would be suitable for a wide range of buyers including first time buyers, investors looking for buy to let properties and equally people who are looking to downsize. An internal viewing is highly recommended to appreciate the property and location on offer.

The property briefly comprises an open lounge with oak block herringbone flooring and a kitchen/diner with integrated cooking appliances and a door leading to the rear garden. To the first floor, the landing has a built in storage cupboard and leads to two bedrooms and the three piece family bathroom suite. The property sits on a larger than average corner plot and to the front boasts a turfed garden which has potential to be made into extra off street parking subject to planning permission. To the rear there is an enclosed garden with patio area and turf with access into the garage. through a gate. There is a parking space in front of the garage which also has power connected.

Located in the popular residential area of Alvaston, close to a wide range of local schools, shops and parks. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby. East Midlands Airport and local train stations are just drive away.



Lounge

12'1 x 12'1 approx (3.68m x 3.68m approx)
UPVC double glazed front door, oak block herringbone flooring, UPVC double glazed window overlooking the front, electric fireplace, radiator, textured ceiling, ceiling light.

Kitchen

7'9 x 12'1 approx (2.36m x 3.68m approx)
UPVC double glazed window overlooking the rear, UPVC double glazed door leading to the rear garden, tiled flooring, radiator, wall, base and drawer units with work surface over, inset sink and drainer, space for fridge/freezer, space for washing machine, integrated electric oven and hob, overhead extractor fan, textured ceiling, ceiling light.

First Floor Landing

UPVC double glazed window overlooking the side, carpeted flooring, built in storage cupboard, loft access, textured ceiling, ceiling light.

Bedroom 1

8'7 x 12'1 approx (2.62m x 3.68m approx)
UPVC double glazed windows overlooking the front, carpeted flooring, radiator, textured ceiling, ceiling light.

Bedroom 2

6'0 x 10'5 approx (1.83m x 3.18m approx)
UPVC double glazed, window overlooking the rear, carpeted flooring, radiator, textured ceiling, ceiling light.

Family Bathroom

5'3 x 5'7 approx (1.60m x 1.70m approx)
UPVC double glazed patterned window overlooking the rear, tiled flooring, bath with shower over the bath, pedestal sink, WC, radiator, textured ceiling, ceiling light.

Outside

The property sits on a larger than average corner

plot. To the front there is a turfed garden with potential to be converted into additional off street parking subject to planning permission. To the rear, there is an enclosed garden with patio area and turf with access into the garage. To the side there is off street parking for one vehicle with access into the garage which has a power supply.

Directions

From the A6 take the exit towards Alvaston onto Shardlow Road, take the second exit at the main island at the mini island turn right onto Keldholme Lane, fifth right into Derrington Leys and left into Slindon Croft.

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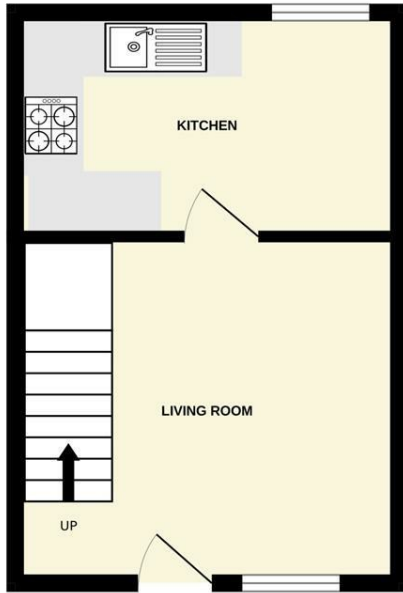
Council Tax

Derby Council Band A

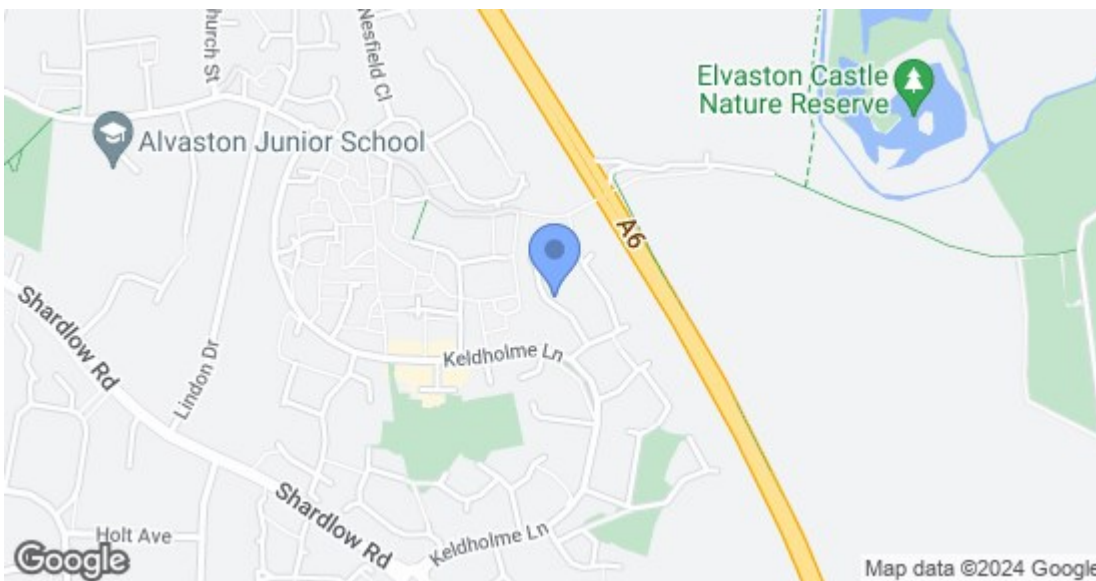
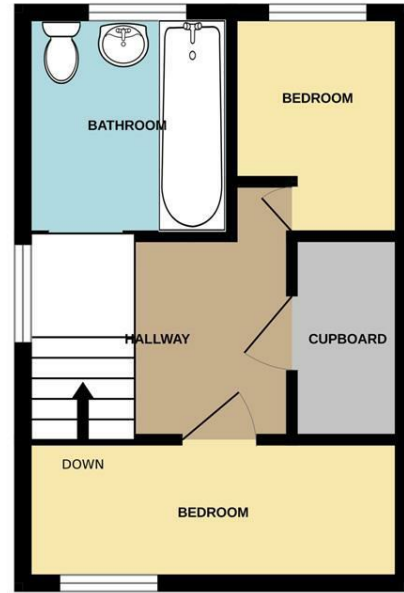




GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 90 |
| (81-91) B | | | |
| (69-80) C | | 72 | |
| (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 ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.