Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



26 Hall Street, Alvaston, Derby, DE24 8RZ

£134,950

3 | 1 | 2 | D

A smartly presented two/three bedroom mid terrace with pleasant lawned garden attractively offered for sale with immediate vacant possession and no chain.







26 Hall Street, Alvaston, Derby, DE24 8RZ

£134,950





The neutrally decorated interior incorporates both UPVC double glazed windows and gas central heating via a combination boiler and briefly comprises, front room with open fire, inner lobby with understairs cupboard, dining room leading into a fitted kitchen, rear lobby with space for a fridge freezer continuing into a ground floor bathroom with shower over bath.

To the first floor there are two double bedrooms, with a third versatile room being accessed off bedroom two, providing a third bedroom, dressing room or study.

Externally there is ample street parking to Hall Street, a gated shared pathway leads to the rear garden which is long having a patio, expanse of lawn and brick-built outbuilding.
?

Hall Street is located just off London Road and is a smaller one way road providing quick access to Alvaston's many local amenities and facilities. Derby City centre, the A50 and East Midlands Airport are all within easy reach.

This is an ideal first time buy and is offered for sale with immediate vacant possession and no chain.

ACCOMMODATION

GROUND FLOOR

LOUNGE
11'3" x 10'11" (3.43m x 3.33m)
Entering the property into a formal lounge area with attractive wooden flooring, open fireplace with surround and hearth, UPVC double glazed window, timber panelled front door, radiator.

INNER LOBBY
Understairs cupboard.

DINING ROOM
11'3" x 10'5" (3.43m x 3.18m)
With ample space for dining furniture, stairs to first floor, UPVC double glazed window to rear, radiator, glazed door into:

KITCHEN
8'11" x 5'10" (2.72m x 1.78m)
Well appointed with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, gas cooker, space for a washing machine, laminate flooring, UPVC double glazed window, rear door, radiator.

REAR LOBBY
With fridge freezer, UPVC double glazed window, broom cupboard, door into:

BATHROOM
6' x 5'5" (1.83m x 1.65m)
Appointed with a white three piece suite comprising a panelled bath with an electric shower over, wash basin and WC, vinyl flooring, two UPVC double glazed windows, extractor fan, towel radiator.

FIRST FLOOR

LOBBY LANDING
With access into bedroom one and two.

BEDROOM ONE
11'3" x 10'4" (3.43m x 3.15m)
With twin chimney breast alcoves suitable for wardrobes, attractive wooden flooring, front facing UPVC double glazed window, radiator.

BEDROOM TWO
11'3" x 10'6" (3.43m x 3.20m)
Also with attractive wooden flooring, rear facing UPVC double glazed window, built-in cupboard, radiator, access into:

BEDROOM THREE/DRESSING ROOM/OFFICE
8'7" x 5'11" (2.62m x 1.80m)
A versatile room having a rear facing UPVC double glazed window, carpeted and housing the combination boiler providing domestic hot water and gas central heating.















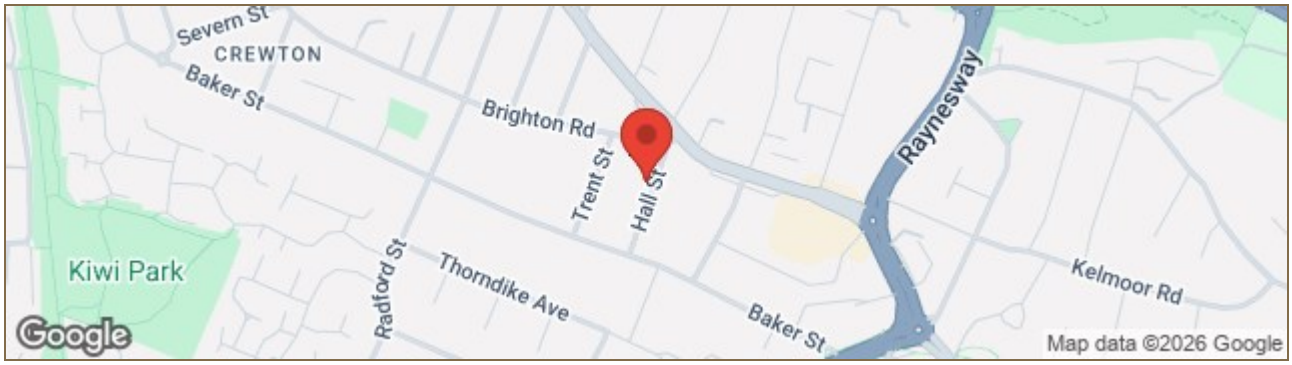








Road Map



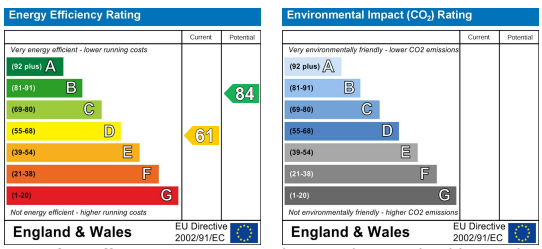
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.
Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk