



Chambers Street,  
Alvaston, Derby  
DE24 8TJ

**£140,000 Freehold**

**\*\*UPDATED PHOTOS TO COME\*\***

This well-proportioned two-bedroom semi-detached home is located on Chambers Street, Alvaston, a popular residential area offering convenient access to local amenities, schools, shops, and public transport links into Derby city centre.

The property offers generous accommodation throughout, comprising two reception rooms, providing flexible living and dining space, a fitted kitchen, and ample storage. To the first floor are two good-sized double bedrooms and a three-piece family bathroom.

Externally, the home benefits from an extended private rear garden, ideal for families, entertaining, or outdoor enjoyment.

The property is currently tenanted at £800 PCM, making it an excellent investment opportunity, while also remaining well suited to first-time buyers seeking a home with space and potential.

Situated close to local shops, schools, and amenities, the property also enjoys good transport links, with easy access to Derby city centre and surrounding areas.

A versatile home offering strong rental potential in a popular Alvaston location — early viewing is recommended.

Entrance Hallway  
Doors leading off to:

Dining Room  
13'2" x 12'9" approx (4.019 x 3.894 approx)  
Carpeted flooring, picture rail, coving to the ceiling, UPVC double glazed window to the rear elevation, wall mounted radiator.

Lounge  
Carpeted flooring, picture rail, coving to the ceiling, UPVC double glazed window to the front elevation, wall mounted radiator.

First Floor Landing  
Carpeted flooring, doors leading off to:

Bedroom One  
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Bedroom Two  
13'2" x 8'7" approx (4.015 x 2.633 approx)  
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, storage cupboard.

Bathroom  
8'1" x 11'6" approx (2.474 x 3.527 approx)  
Laminate flooring, bath with shower, WC, handwash basin, storage cupboard housing the new combination boiler, UPVC double glazed window to the rear elevation.

Rear of Property  
To the rear of the property there is an enclosed rear garden.

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 14mbps 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			80
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.