

Holbrook Road

Alvaston, Derby, DE24 0DB

John 
German



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£182,500

Ideal first time purchase having been fully refurbished and redecorated including new carpets and flooring throughout. New modern kitchen with great storage, a new modern first floor shower room and new radiators throughout. Comes with full gas and electrical safety certificates providing peace of mind. No chain.

Holbrook Road is a great location with a range of amenities within walking distance as well as easy access to a wider range of services. There is plenty of local employment including Rolls Royce and great transport links via the A6/A52 and the southern Derby bypass. Entrance to the property is via a uPVC double glazed entrance door that opens into the entrance lobby with stairs rising to the first floor landing, a uPVC double glazed window to the side and a tiled floor. Moving through into the ground floor living space, the lounge is a lovely size with a large uPVC double glazed picture window overlooking the front garden, newly fitted carpet and a central heating radiator. The breakfast kitchen sits to the rear of the house and has been fully refitted with a comprehensive range of high gloss base and eye level units with roll top worksurfaces, inset one and a half bowl sink unit with mixer tap, built-in electric oven and gas hob with stainless steel extractor hood over, there is plenty of space for additional appliances and a breakfast table. UPVC double glazed windows overlook the rear garden, central heating radiator, tiled floor, uPVC double glazed side entrance door and built-in understairs storage cupboard. On the first floor, newly carpeted stairs lead to a landing with a uPVC double glazed window to the side, access to roof space and doors leading off the bedrooms and the shower room. The shower room is fitted with a low flush WC, pedestal wash basin and a shower cubicle, extensive ceramic tiling, chrome heated towel rail and a uPVC double glazed window to the rear. Bedroom one overlooks the front elevation via two uPVC double glazed windows providing plenty of natural light, new fitted carpet, radiator and a built-in storage cupboard over the stair header. Bedroom two overlooks the rear garden with a uPVC double glazed window, radiator, new fitted carpet and a built-in storage cupboard. Outside the property is set well back from the road behind a lawned front garden with a driveway to the side. Gated access at the side of the property leads to a paved low maintenance rear garden which also has a very useful outhouse for storage.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Mains.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

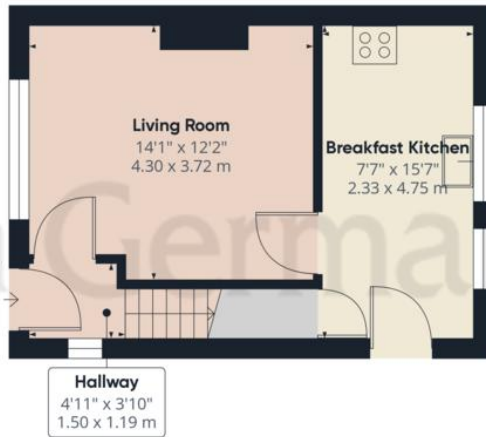
Local Authority/Tax Band: Derby City Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

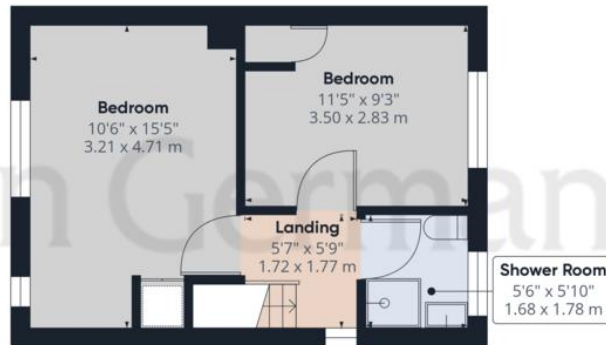
Our Ref: JGA/12092024







Ground Floor



Floor 1

John German 

Approximate total area[®]

643.57 ft²
59.79 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details 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 for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

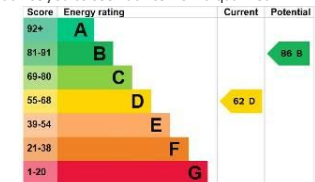
Referral Fees

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