

ON HOLD



**Marshgreen Close, Alvaston
Offers In Excess Of £155,000**

MARTIN&CO



Marshgreen Close, Alvaston

2 Bedrooms, 1 Bathroom

Offers In Excess Of £155,000

- Two bedroom home - ideal for the investor or first time buyer
- Being sold with no onward chain
- Cul de sac location in Alvaston
- Two bedrooms and bathroom

LIVING ROOM 12' 9" x 12' 7" (3.89m x 3.84m) With double glazed window to the front elevation, central heating radiator. Stairs rising to the first floor. Upvc front door.

KITCHEN 12' 9" x 6' 11" (3.89m x 2.12m) With a range of units at eye and base level, providing work surface, storage and appliance space. Four ring gas hob with electric cooker and extractor over, wall mounted central heating boiler and plumbing for washing machine. Space for dining table and door opening to the rear garden.

BEDROOM ONE 10' 7" x 10' 5" (3.24m x 3.2m) With double glazed window to the front elevation. Central heating radiator. Useful storage cupboards.

BEDROOM TWO 9' 1" x 6' 0" (2.79m x 1.83m) With double glazed window to the rear elevation. Central heating radiator.

BATHROOM A suite in white comprising of panelled bath with electric shower over, wash hand basin and wc. Part tiled walls and Upvc window to the rear elevation.

OUTSIDE The property is fronted by a gravelled

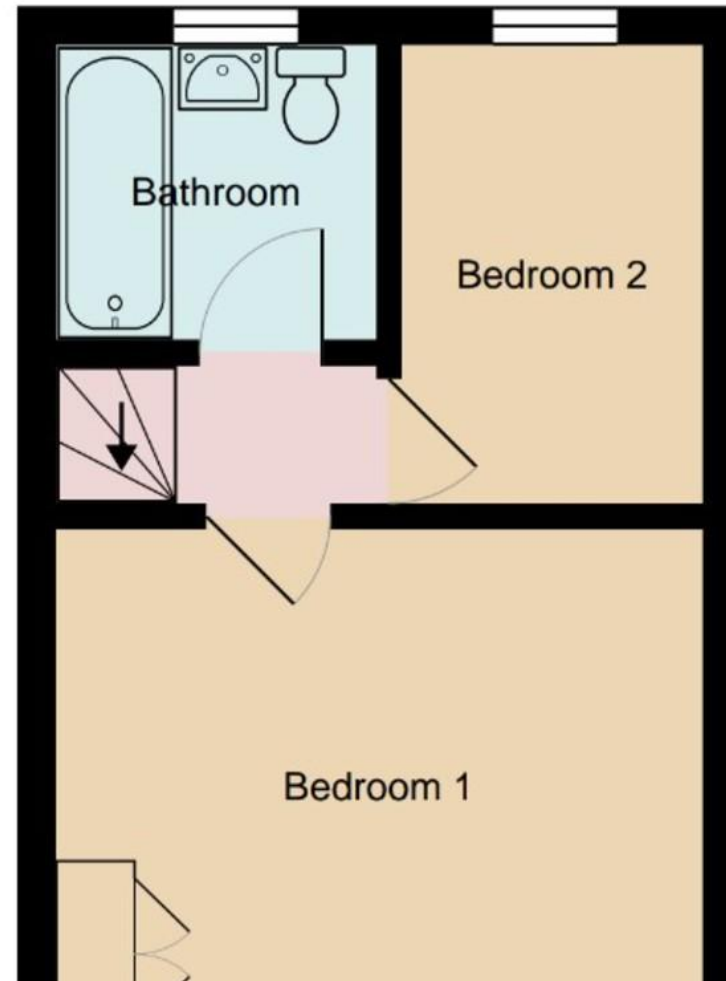
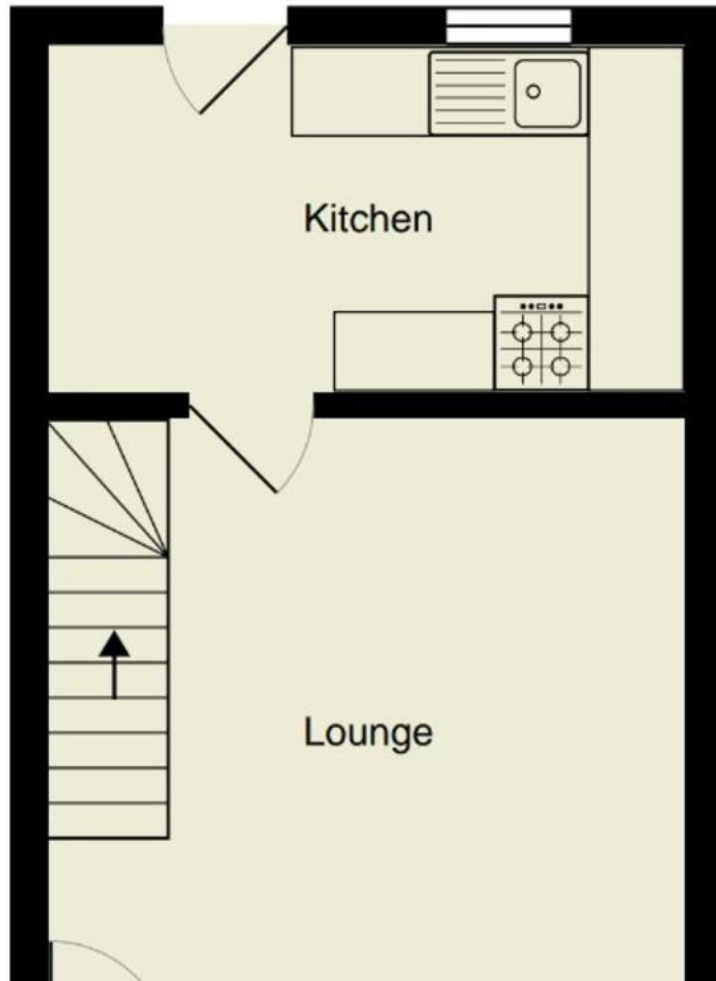


driveway providing off road parking for three cars. Side gated access leads to an enclosed rear garden laid mainly to lawn with a patio seating area.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		



Martin & Co Derby

15 St James Street • Derby • DE1 1RF
T: 01332 650068 • E: derby@martinco.com

01332 650068

<http://www.martinco.com>


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