



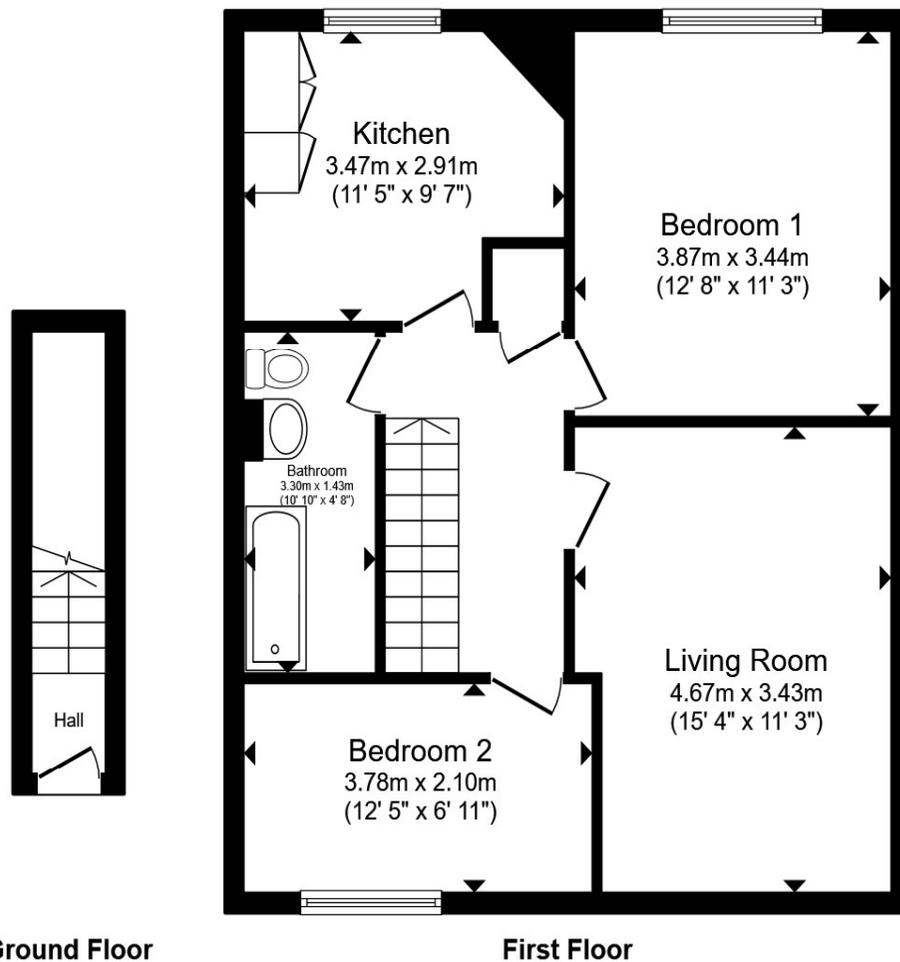
**Metcalfe Close, Alvaston, Derby, DE24 0NY**

**welcome to**

**Metcalfe Close, Alvaston, Derby**

A spacious two-bedroom maisonette in Alvaston, Derby, offering bright living spaces, a fitted kitchen, and a family bathroom. Ideal for families or investors seeking a home with great potential close to the city centre.





**Living Room**

15' 4" MAX x 11' 3" MAX ( 4.67m MAX x 3.43m MAX )

**Kitchen**

11' 5" MAX x 9' 7" MAX ( 3.48m MAX x 2.92m MAX )

**Bedroom 1**

12' 8" MAX x 11' 3" MAX ( 3.86m MAX x 3.43m MAX )

**Bedroom 2**

12' 5" MAX x 6' 11" MAX ( 3.78m MAX x 2.11m MAX )

**Bathroom**

10' 10" MAX x 4' 8" MAX ( 3.30m MAX x 1.42m MAX )

Total floor area 64.2 m<sup>2</sup> (691 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Metcalfe Close, Alvaston, Derby

- Two spacious bedrooms
- Light and airy living room with fireplace
- Fully fitted kitchen
- One-floor maisonette layout
- Ready to move into with scope for updating

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1159.00

Ground Rent: 50.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£100,000**



Located in the popular area of Alvaston, Derby, this well-proportioned two-bedroom maisonette offers comfortable one-floor living with plenty of potential to make it your own. The home features a spacious and light living room complete with a fireplace, a well-equipped fitted kitchen, two generous bedrooms, and a fully fitted family bathroom. Ready to move into, the property provides an excellent opportunity for buyers looking to update and decorate to suit their personal style.

Alvaston is a vibrant and well-connected neighbourhood, known for its friendly community feel, excellent schools, and easy access to Derby city centre. With a great selection of local shops, cafés, parks, and major road links, it's a convenient and appealing location for families, commuters, and investors alike. This property combines space, practicality, and potential in a sought-after Derby setting.



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY121749](https://www.bagshawsresidential.co.uk/Property/DBY121749)



Property Ref:  
DBY121749 - 0002

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