



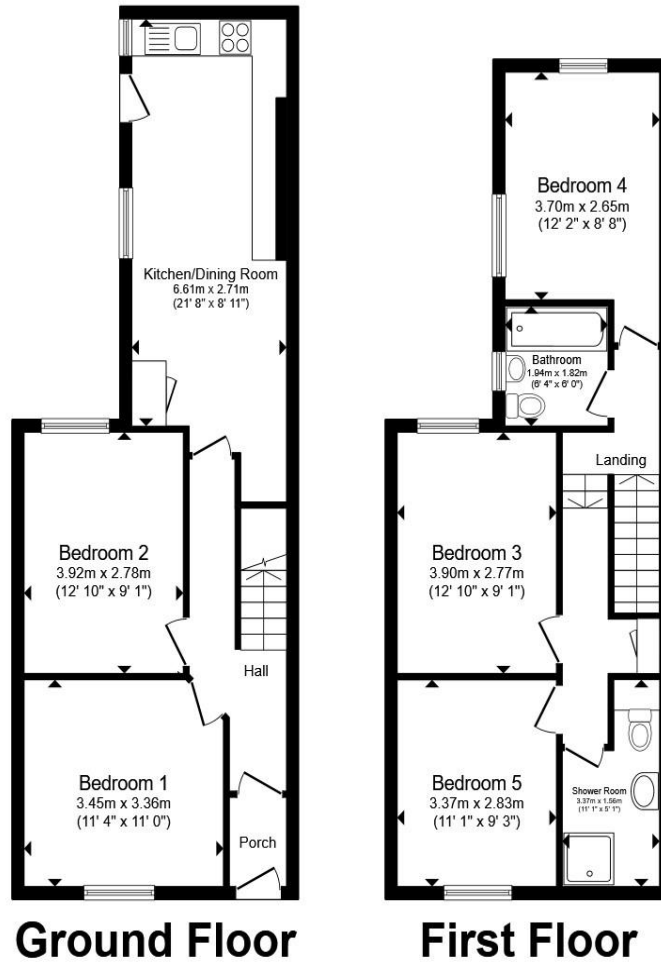
London Road, Alvaston Derby DE24 8PY

welcome to

London Road, Alvaston, Derby

Well-presented 5-bedroom HMO, holding a valid licence, on London Road, Derby, ready to move into. Offering spacious double rooms, a large kitchen/diner and low-maintenance south facing garden, this property is ideal for students or investors seeking a high-yield, fully compliant rental opportunity.





Area Description

Bedroom 1

11' 4" x 11' (3.45m x 3.35m)

Bedroom 2

12' 10" x 9' 1" (3.91m x 2.77m)

Kitchen/ Dining Room

21' 8" + RECESS x 8' 11" (6.60m + RECESS x 2.72m)

Bedroom 3

12' 10" x 9' 1" (3.91m x 2.77m)

Bedroom 4

12' 2" + RECESS x 8' 8" (3.71m + RECESS x 2.64m)

Bedroom 5

11' 1" x 9' 3" (3.38m x 2.82m)

Shower Room

11' 1" x 5' 1" (3.38m x 1.55m)

Bathroom

6' 4" x 6' (1.93m x 1.83m)

Total floor area 101.5 m² (1,093 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

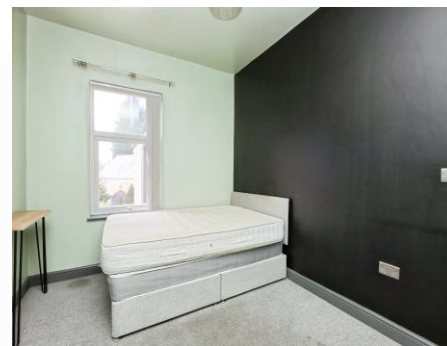
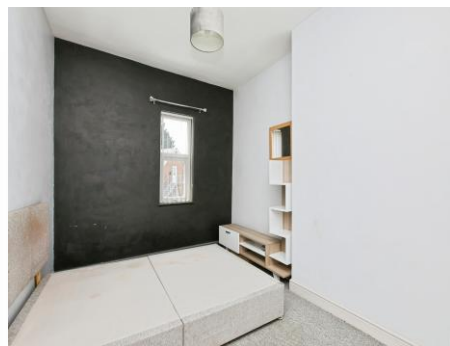
welcome to

London Road, Alvaston Derby

- Five spacious double bedrooms
- Prime London Road location
- Large kitchen and dining area
- Low-maintenance rear garden
- Ready-to-move-into HMO investment

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£240,000



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Property Ref:
DBY122053 - 0004

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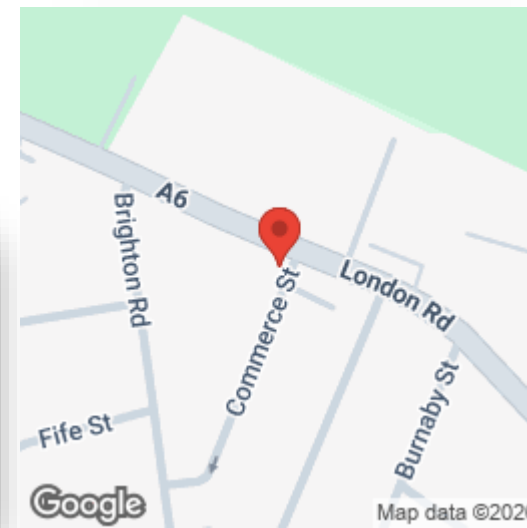
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Situated on the ever-popular London Road in Derby, this well-presented five-bedroom HMO, holding a valid licence, is offered to the market ready to move into, making it an excellent opportunity for both investors and those seeking student accommodation. The property is thoughtfully laid out to maximise space and practicality, providing comfortable living across two floors.

Upon entering the property, you are welcomed into a useful porch leading through to a central hallway. The ground floor comprises two generously sized double bedrooms, alongside a spacious kitchen and dining area which serves as the heart of the home, perfect for socialising and communal living. To the rear, there is a large, low-maintenance south facing garden, with a covered outdoor seating area ideal for tenants who want outdoor space without the hassle of upkeep, with a large 6ft x 8ft storage shed,

Upstairs, the first floor hosts three further double bedrooms, positioned to the front, side and rear of the property, offering varied aspects and plenty of natural light. The property is well-served by both a bathroom and a separate shower room, ensuring convenience for multiple occupants.

Well maintained and presented throughout, this HMO meets the needs of modern tenants and provides a strong, ready-made investment in a sought-after rental location close to the city centre and university facilities.



Please note the marker reflects the postcode not the actual property



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