

ON HOLD



Brighton Road, Alvaston
Asking Price Of £425,000

MARTIN&CO



Brighton Road, Alvaston

5 Bedrooms, 2 Bathroom

Asking Price Of £425,000

- **ATTENTION INVESTORS!**
- **Five bedrooms with family bathroom and ensuite**
- **Two commercial units to the ground floor**

ENTRANCE HALL With stairs rising to the first floor.

LIVING ROOM With double glazed window to the rear elevation, central heating radiator. Access to cellar.

KITCHEN With a range of units at eye and base level, providing work surface, storage and appliance space. Integrated Belling cooker with five ring gas hob over. Plumbing for washing machine and dishwasher, integrated fridge freezer. Door leading to rear garden.

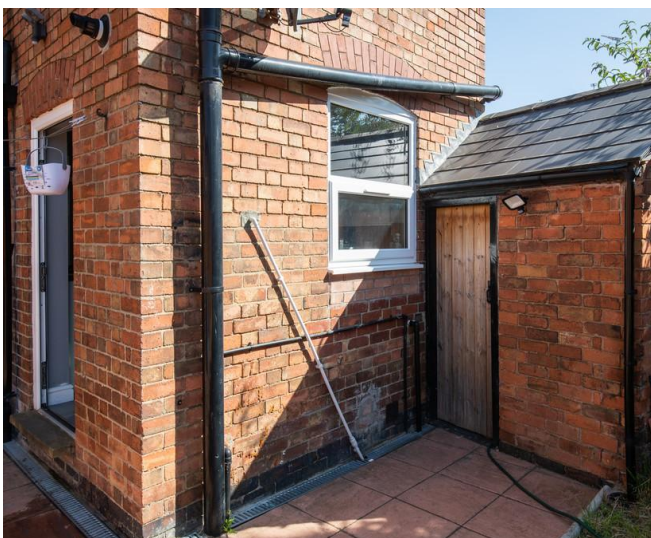
FIRST FLOOR With access to roof space.

BEDROOM ONE 12' 7" x 10' 10" (3.84m x 3.32m)
With double glazed window to the rear elevation.
Central heating radiator.

BEDROOM TWO 13' 11" x 12' 9" (4.26m x 3.90m)
With double glazed window to the front elevation.
Central heating radiator.

BEDROOM THREE 15' 1" x 12' 9" (4.62m x 3.90m)
With double glazed window to the front elevation.
Central heating radiator.

BEDROOM FOUR 12' 11" x 8' 2" (3.94m x 2.49m)
With double glazed window to the rear elevation.



Central heating radiator.

BEDROOM FIVE 18' 6" x 15' 3" (5.65m x 4.66m) Large room with fitted kitchenette, ensuite facility and sitting area. Ideal opportunity to be utilised as a self contained apartment.

FAMILY BATHROOM Spacious bathroom suite comprising of bath with mixer shower over, walk in shower cubicle, WC wash hand basin. Fully tiled walls.

COMMERCIAL UNIT ONE 17' 7" x 15' 3" (5.37m x 4.67m) Retail unit currently tenanted until December 2025. With reception area to front, kitchen/office space behind and WC with sink and electric water heater. This unit also benefits from access to the front and side.

COMMERCIAL UNIT TWO Measuring 6.38m x 3.90m. Including sink and electric water heater. Potential rental income circa £500 pcm.

OUTSIDE To the rear is an enclosed garden mainly laid to lawn, accessed via side gate and rear door to the house. There is a useful outbuilding with fully plumbed WC which could be used by the second commercial unit.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		



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