



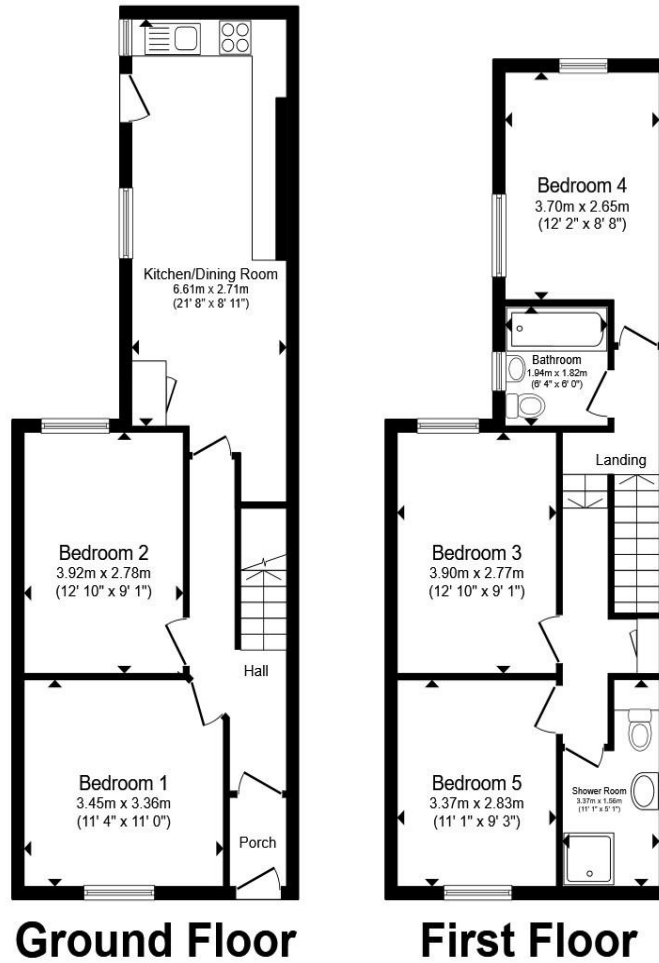
**London Road, Alvaston Derby DE24 8PY**

**welcome to**

**London Road, Alvaston Derby**

Well-presented 5-bedroom FULLY LICENCED HMO, on London Road providing a ready-made BUSINESS OPPORTUNITY. Offering spacious double rooms, a large kitchen/diner and low-maintenance south facing garden.





## 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 m<sup>2</sup> (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](http://www.propertybox.io)

welcome to

## London Road, Alvaston Derby

- Vacant, Fully Licenced HMO investment
- Great business opportunity
- No Onward Chain
- Five spacious double bedrooms
- Large kitchen and dining area

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

**£240,000**



Situated on bustling London Road in Derby, this well-presented five-bedroom FULLY LICENCED HMO, is offered to the market ready to move into, making it an excellent BUSINESS 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. the property is also offered with NO ONWARD CHAIN.

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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY122053 - 0005

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