



**Robincroft Road
Allestree
Derby
DE22**

Offers In Excess Of £155,000

bettermove

Robincroft Road Derby

Bettermove are proud to present this 2 bedroom terraced house in Allestree. Available with no forward chain.

The property benefits from double glazing, electric central heating throughout and has on street parking available.

The council tax band is C.

The interior of this presented property which requires renovation throughout, comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

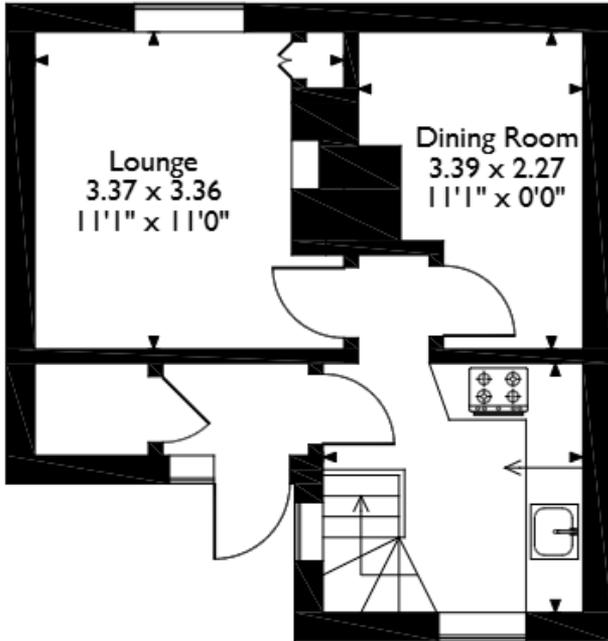
Located in the popular suburb of Allestree, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Duffield train station (3.3 miles), various bus routes and the A6.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove

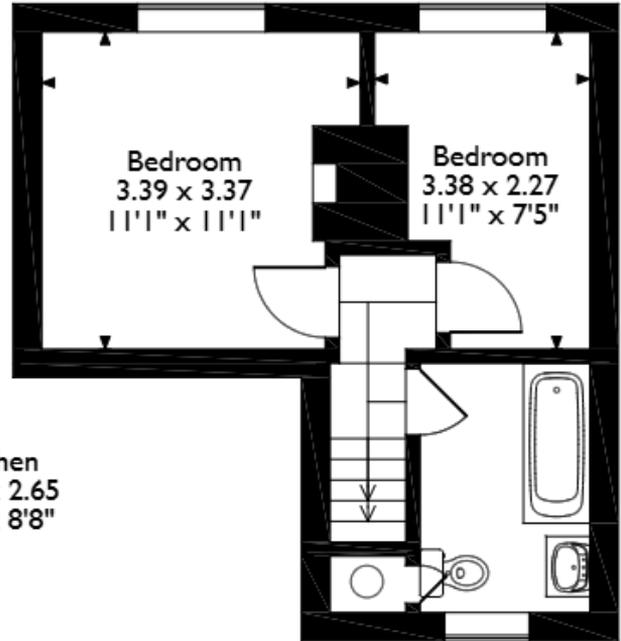


Robincroft Road, Allestree, Derby

Approximate Gross Internal Area 58 Sq M/625 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G	19	
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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