

**2 Bed House - Semi-Detached**  
**58 Coronation Avenue, Alvaston, Derby, DE24 0LR**  
**£895 Per Calendar Month**  
**Approx 645.00 sq ft**

 2  1  1  C



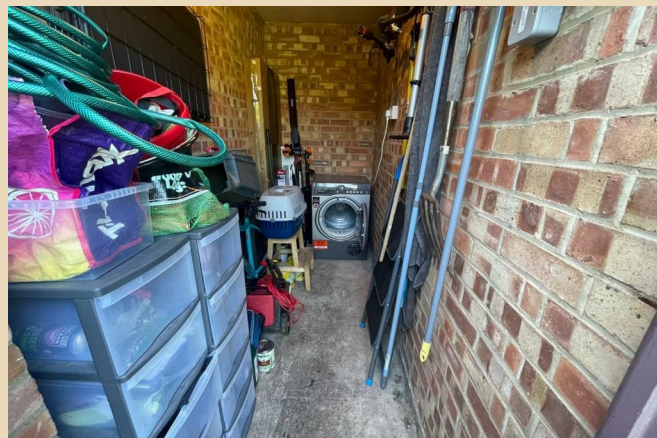
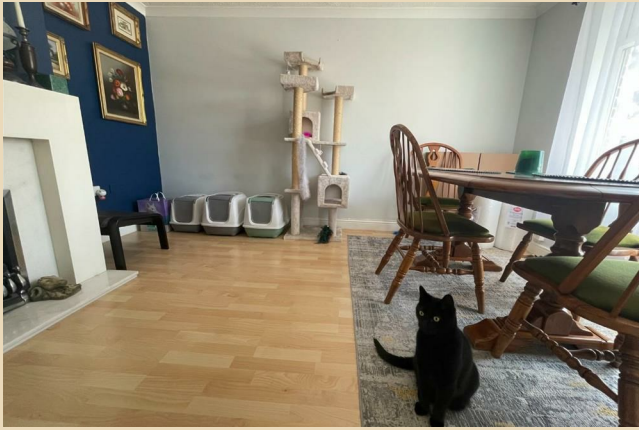
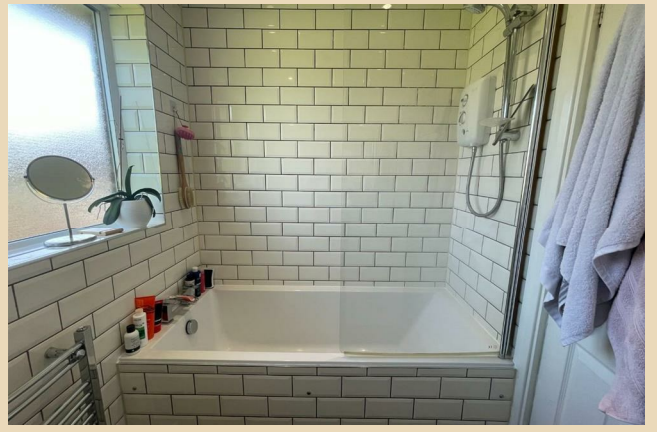
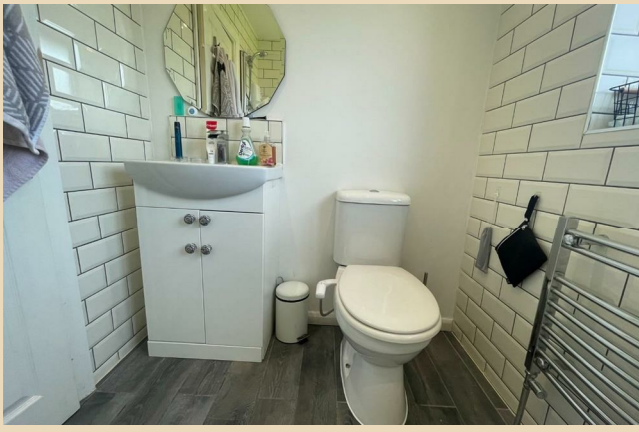
[attain-properties.co.uk](http://attain-properties.co.uk)

- High Energy Efficiency Rating
- Two Bedrooms
- Utility Garage
- Garden
- Available 12/05/2025
- Abundance Of Natural Lighting
- Large Bedrooms
- Driveway Parking

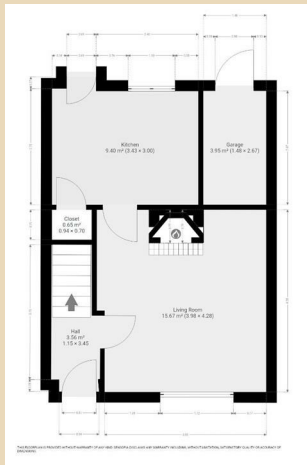
Welcome to this exceptional property that offers an abundance of natural light, energy efficiency with solar panels, spacious rooms, and a prime location. Experience the perfect combination of bright living spaces, sustainable features, and ample room to accommodate your lifestyle needs, all in the highly sought-after location of Alvaston.

\*Video Tour Available Upon Request\*





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| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   | <b>78</b>                  | <b>82</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

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