

HoldenCopley

PREPARE TO BE MOVED

Victoria Avenue, Borrowash, Derbyshire DE72 3HE

Guide Price £200,000

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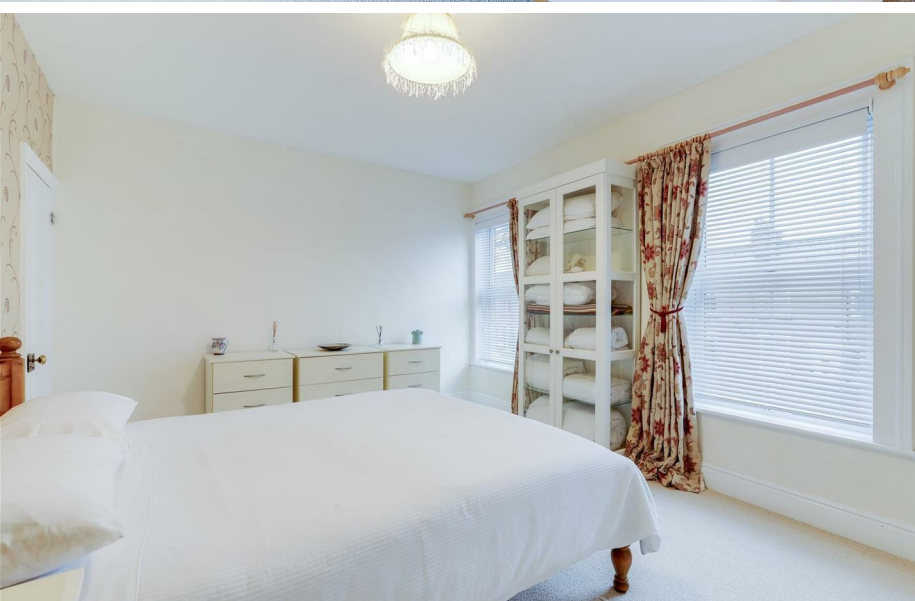
GUIDE PRICE £200,000 - £220,000

IDEAL FOR FIRST-TIME BUYERS...

This well-presented three-bedroom end-terraced home is a fantastic opportunity for first-time buyers, offering a comfortable and convenient lifestyle. Situated in a popular location, the property provides easy access to a variety of local amenities, including shops, schools, and excellent transport links connecting you to both Derby and Nottingham. Stepping inside, the ground floor boasts two spacious reception rooms, perfect for relaxation and entertaining. To the rear, the generous kitchen diner provides ample space for cooking and dining, catering to all your culinary needs. Upstairs, the home features two double bedrooms, a comfortable single bedroom, and a modern three-piece bathroom suite. Externally, the property benefits from on-street parking to the front, while the low-maintenance rear garden offers a seating patio with a gravel border, creating a perfect space to enjoy the outdoors.

MUST BE VIEWED!





- End-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- On-Street Parking
- Low-Maintenance Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'10" x 2'11" (3.62m x 0.89m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator and a single door providing access into the accommodation.

Dining Room

11'5" x 10'10" (max) (3.49m x 3.32m (max))

The dining room has carpeted flooring, a radiator, ceiling coving, a recessed chimney breast alcove, fitted storage cupboards and two UPVC double-glazed windows to the front elevation.

Lounge

14'7" x 10'11" (max) (4.47m x 3.33m (max))

The lounge has carpeted flooring, a radiator, a recessed chimney breast alcove, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Kitchen Diner

15'9" x 8'11" (max) (4.81m x 2.72m (max))

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, a gas hob, space and plumbing for a washing machine, a wall-mounted boiler, partially tiled walls, a radiator, vinyl flooring, two UPVC double-glazed windows to the side and rear elevation and a single door providing access to the rear garden.

FIRST FLOOR

Landing

11'6" x 9'2" (max) (3.51m x 2.80m (max))

The landing has carpeted flooring, a radiator, access to the first floor accommodation and access to the loft.

Master Bedroom

14'4" x 10'9" (max) (4.38m x 3.30m (max))

The main bedroom has carpeted flooring, a radiator, an in-built storage cupboard and two UPVC double-glazed windows to the front elevation.

Bedroom Two

10'11" x 8'10" (max) (3.34m x 2.70m (max))

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'8" x 8'11" (max) (2.97m x 2.73m (max))

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom

7'6" x 6'1" (2.30m x 1.86m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a radiator, partially tiled walls, vinyl flooring, an extractor fan and a Velux window.

OUTSIDE

Front

To the front of the property is access to on-street parking and gated access to the rear garden.

Rear

To the rear is a low-maintenance garden, a paved patio with a gravel border, a shed and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

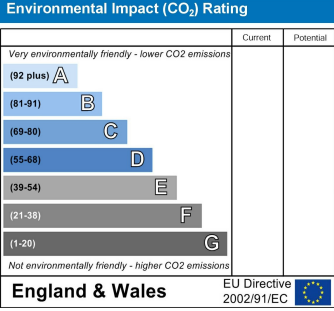
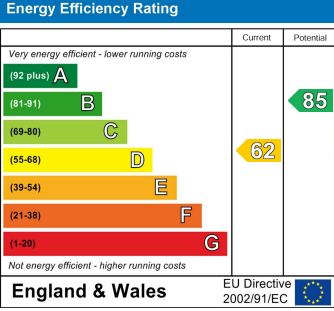
The vendor has advised the following:

Property Tenure is Freehold

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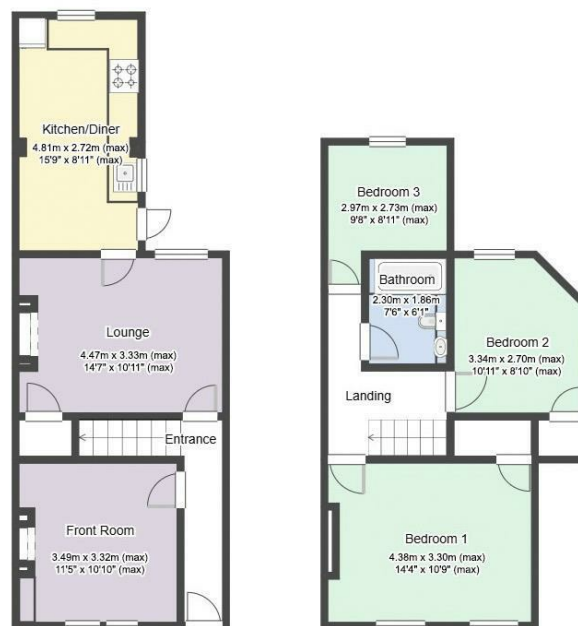
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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