

# HoldenCopley

PREPARE TO BE MOVED

Derby Road, Borrowash, Derbyshire DE72 3HA

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Offers In The Region Of £300,000 - £350,000

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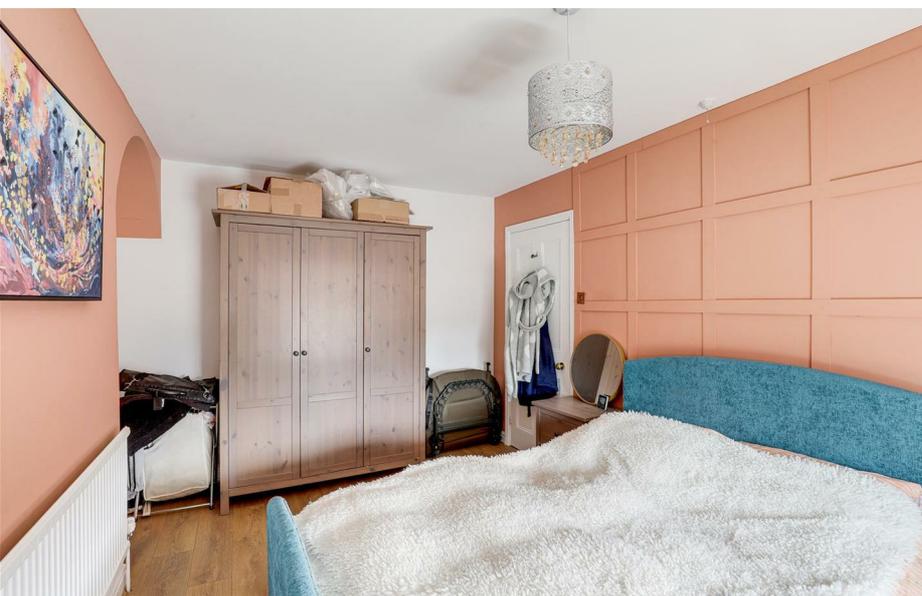


## NO UPWARD CHAIN...

This well-presented three-bedroom end-terraced home is offered to the market with no upward chain and is ideal for a range of buyers. Located in a popular and convenient location, the property offers easy access to a variety of local amenities including shops, schools, and excellent transport links connecting you seamlessly to both Derby and Nottingham. Upon entering, you're welcomed by an entrance hall leading into a bright and spacious reception room with ample space for both living and dining. The modern fitted kitchen is well-equipped for all your culinary needs. Upstairs, the property offers two double bedrooms, a comfortable single bedroom, and a stylish four-piece bathroom suite. Outside, the property continues to impress with a driveway to the front providing off-road parking for multiple cars, accompanied by a charming garden filled with mature plants and shrubs. To the rear, you'll find additional off-road parking, a patio seating area, a well-maintained lawn, and a selection of established plants and shrubs, offering a peaceful space to relax and unwind.

MUST BE VIEWED!





- End-Terraced House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Stylish Bathroom
- Driveway
- Well-Presented Throughout
- No Upward Chain
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

17'10" x 6'4" (5.46m x 1.94m)

The entrance hall has carpeted flooring, a radiator, a dado rail, an in-built storage cupboard and a single wooden door providing access into the accommodation.

### Lounge/Dining Room

26'4" x 13'0" (8.04m x 3.97m)

The lounge/dining room has laminate wood-effect flooring, two radiators, exposed wooden ceiling beams, a fireplace, two double-glazed windows to the side elevation, a double-glazed bow window to the front elevation and a sliding patio door opening to the rear garden.

### Kitchen

15'10" max x 6'3" (4.85m max x 1.91m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, hob & extractor fan, space for a washing machine, tumble dryer & fridge freezer, partially tiled walls, a radiator, tiled flooring two double-glazed windows to the side and rear elevation and a single UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

9'1" x 4'9" (2.79m x 1.46m)

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

### Master Bedroom

14'0" x 10'4" (4.27m x 3.17m)

The main bedroom has laminate wood-effect flooring, a radiator, partially panelled walls and a double-glazed window to the front elevation.

### Bedroom Two

11'11" x 10'4" (3.65m x 3.16m)

The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard, a wall-mounted boiler and a double-glazed window to the rear elevation.

### Bedroom Three

9'0" x 8'9" (2.76m x 2.68m)

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

### Bathroom

9'0" x 7'6" (2.75m x 2.29m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a walk-in shower with an overhead rainfall shower and a handheld shower head, a radiator, partially tiled walls, vinyl flooring and a double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, double gated access to the rear garden and a variety of plants and shrubs.

### Rear

To the rear of the property is an enclosed garden with a driveway providing further off-road parking, a patio seating area, a lawn bordered by a variety of established plants and shrubs, a wooden shed and hedge border boundaries.

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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

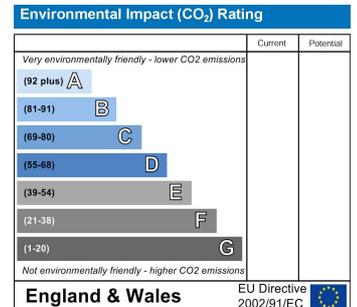
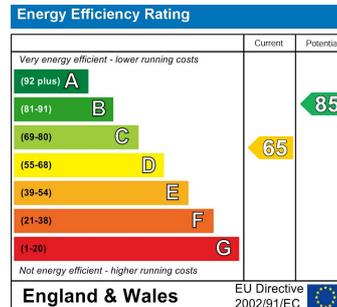
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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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