

# HoldenCopley

PREPARE TO BE MOVED

Victoria Avenue, Borrowash, Derbyshire DE72 3HE

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Guide Price £160,000 - £170,000



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### BURSTING WITH POTENTIAL...

This two-bedroom mid-terrace house offers the perfect opportunity for a first-time buyer or investor looking to put their own stamp on a property. Situated in the popular location of Borrowwash, this home is ideally positioned close to a range of local shops, amenities, excellent schools, and boasts fantastic transport links with easy access to the M1. To the ground floor, you are welcomed by a living room brimming with original features, leading through to a fitted kitchen complete with an in-built pantry offering ample storage. Upstairs, the first floor hosts a generous double bedroom and a well-proportioned single bedroom, both serviced by a three-piece bathroom suite. Outside, the property benefits from on-street parking to the front, while to the rear, there is a private, enclosed garden featuring a patio area, a lawn, two useful outhouses, and a convenient external W/C.

MUST BE VIEWED







- Mid-Terraced House
- Two Bedrooms
- Fitted Kitchen
- Good-Sized Living Room
- Three-Piece Bathroom Suite
- Original Features Throughout
- Enclosed Rear Garden
- Outhouses & W/C
- Plenty Of Potential
- Must Be Viewed











GROUND FLOOR

Living Room

11\*9" x 11\*6" (max) (3.60m x 3.51m (max))

The living room has wood flooring with carpet overlay, exposed ceiling beams, a radiator, a recessed chimney breast, an in-built cupboard, a wall-mounted thermostat, a UPVC double-glazed window to the front elevation, and a UPVC door providing access into the accommodation.

Kitchen

9\*1" x 8\*6" (2.77m x 2.61m )

The kitchen has fitted base and wall units with a wood-effect worktop, a stainless steel sink with a swan neck mixer tap and drainer, an integrated double oven with a gas hob, a stainless steel splashback and extractor fan, partially tiled walls, a radiator, exposed ceiling beams, and in-built pantry with space and plumbing for a washing machine, a UPVC double-glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

5\*8" x 2\*5" (1.73m x 0.74m )

The landing has carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

11\*8" x 11\*6" (max) (3.58m x 3.52m (max))

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

Bedroom Two

8\*6" x 4\*9" (2.61m x 1.47m )

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

Bathroom

8\*6" x 3\*11" (2.61m x 1.21m )

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a panelled bath with a shower mixer tap, an overhead mains fed shower with a handheld showerhead, a shower rail, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a low maintenance forecourt, brick wall boundaries and access to on-street parking.

Outhouse One

6\*9" x 5\*2" (2.08m x 1.58m )

The outhouse has lighting, power points, exposed ceiling beams and a single wooden door.

Outhouse Two

3\*9" x 3\*4" (1.15m x 1.02m )

Outside W/C

4\*3" x 3\*2" (1.32m x 0.99m )

This space has a high level flush WC and a single wooden door.

Rear

To the rear of the property is an enclosed garden with two outhouses, a W/C, a patio area, a lawn, a wooden pergola, an outside tap, various plants and shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G some 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very Low

Non-Standard Construction – TBC

Any Legal Restrictions – TBC

Other Material Issues – TBC

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.

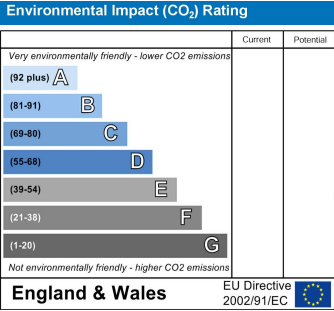
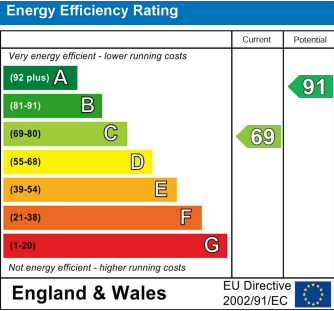
The vendor has advised the following:

Property Tenure is Freehold

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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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