



## 27 Derby Road, Borrowash Derby, DE72 3HA Offers Around £195,000

AN EXTENDED, THREE-BEDROOMED END TOWNHOUSE, enjoying a well-established and popular residential location, within walking distance of the centre of Borrowash and range of amenities. Available with IMMEDIATE VACANT POSSESSION, the accommodation has the benefit of extensive gas central heating and UPVC double glazing, and briefly comprises: -

GROUND FLOOR, extended entrance hall, front lounge, rear dining room, and kitchen extension. FIRST FLOOR, landing, three bedrooms, and modern shower room. OUTSIDE, front, side, and rear gardens, attached shed, and single garage. EPC D, Council Tax Band B.



## 27 Derby Road, Borrowash, Derby, DE72 3HA

### The Property

An extended, end-townhouse which offers scope for structural extension and refurbishment to individual taste, subject to obtaining the usual planning and building regulation approvals. The property is available with immediate vacant possession, and comprises; entrance hall, two reception rooms, kitchen, three bedrooms, shower room, attached shed, single garage, and front, side and rear gardens. At present, there is no car standing within the curtilage of the site.



### Location

The property enjoys a well-established and popular residential location within walking distance of Borrowash village centre and range of amenities. The property is also within minutes driving distance of the A52 for commuting further afield, together with Derby to the west, and Nottingham and the M1 motorway to the east.



### Directions

When leaving Derby city centre by vehicle, proceed east along the A52 towards Nottingham, and after approximately 2.5-miles take the exit onto the A6005 towards Borrowash, then at the Spondon roundabout take the fourth exit onto Derby Road, the A6005, and the property will be found on the righthand side as entering Borrowash, before the Victoria Avenue turning.

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13444.

### Accommodation

Having the benefit of extensive gas central heating and UPVC double glazing, the detailed accommodation comprises: -

#### GROUND FLOOR

##### Extended Entrance Hall

Having UPVC entrance door, UPVC double glazed window, central heating radiator, and stairs to the first floor.

##### Front Lounge

3.76m x 3.40m (12'4" x 11'2")

Having UPVC double glazed window, Adam-style fire surround with fitted 'living flame' coal gas fire (NOT TESTED), and central heating radiator.



##### Dining Room

4.85m x 2.69m plus (15'11" x 8'10" plus)

Measurements are 'plus recesses'.

Having brick fireplace and display plinth, and central heating radiator.



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### Kitchen Extension

3.91m x 2.18m (12'10" x 7'2")

Having cream fitments comprising; two double base units, three single base units, drawers, one double wall unit, and three single wall units, together with stainless steel gas hob with stainless steel canopy over incorporating extractor hood and light, integrated electric oven (NOT TESTED), one-and-a-half bowl stainless steel sink unit with single drainer, work surface areas, central heating radiator, and UPVC double glazed door and window to the rear.



### FIRST FLOOR

#### Landing

Having built-in cupboard.

#### Front Bedroom One

3.81m x 2.97m max (12'6" x 9'9" max)

Having fitments comprising; fitted wardrobes and drawers, beside cupboards, and top cupboards, together with UPVC double glazed window.



#### Bedroom Two

3.00m x 2.92m max (9'10" x 9'7" max)

Measurements are 'maximum into door recess'.

Having fitted wardrobes, UPVC double glazed window, and central heating radiator.



#### Bedroom Three

2.18m x 1.78m (7'2" x 5'10")

Having UPVC double glazed window, and wall-mounted Vaillant gas-fired combination boiler providing domestic hot water and central heating.



#### Shower Room

1.98m x 1.65m (6'6" x 5'5")

Having modern white suite comprising; wash hand basin in vanity unit with cupboards under and to the side, low-level WC with concealed cistern, and corner quadrant shower cubicle with shower unit, together with tiled walls, UPVC double glazed window, and central heating radiator.



### OUTSIDE

## 27 Derby Road, Borrowash, Derby, DE72 3HA

### Corner Plot Gardens

The property enjoys a corner plot, fronting a pedestrian footpath, with front garden having shrubs, side garden having lawn and shrubs, and the rear garden being mainly block-paved for easy maintenance, and enclosed by fencing.



### Attached Shed

Attached to the side of the property.

### Single Garage

4.72m x 2.64m (15'6" x 8'8")

Located in a block of garages, within a courtyard on the opposite side of Cumberland Crescent. The subject garage is the second one after the substation on the left.

### ADDITIONAL INFORMATION

#### Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

#### Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

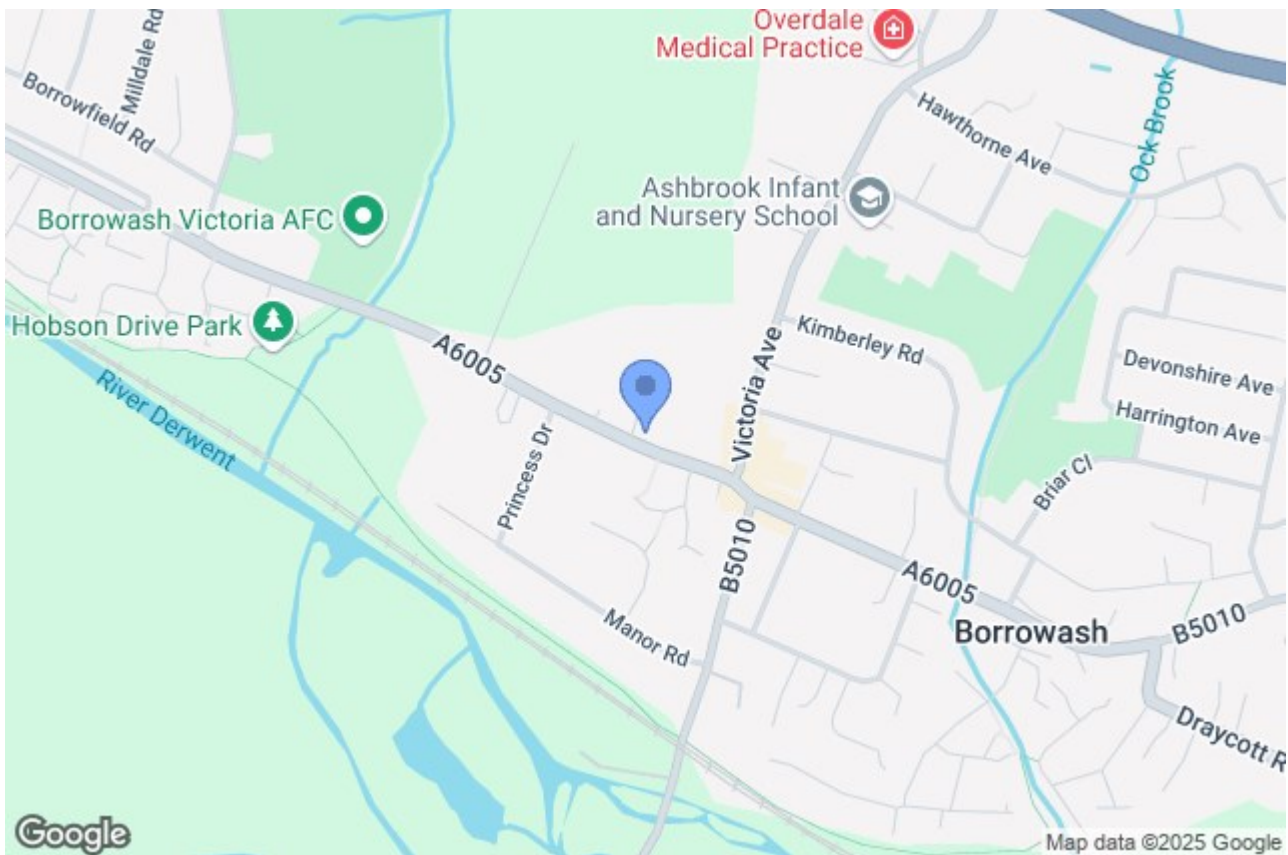
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13444**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	81
England & Wales	EU Directive 2002/91/EC	

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



#### PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is accepted for any inaccuracies.



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