



GADSBY
NICHOLS

14 Depedale Avenue, Borrowash, Derby, DE72 3JH
£199,000

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A THREE-BEDROOMED SEMI-DETACHED residence, enjoying a well-established location in the popular village of Borrowash, well served by local amenities. The property is available with IMMEDIATE VACANT POSSESSION, and offers the opportunity for a scheme of refurbishment to individual taste. Having the benefit of gas central heating and UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, canopy entrance porch, entrance hall, front lounge, and dining area opening to the kitchen. FIRST FLOOR, landing, three bedrooms, and bathroom. OUTSIDE, front garden, tandem car standing spaces, side garden, and rear garden. EPC D, Council Tax Band A.

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THE PROPERTY

A semi-detached residence, which affords an exciting opportunity for a scheme of refurbishment to individual taste, and being available with immediate vacant possession. The property also provides the possibility of structural extension, subject to requirements and obtaining the usual planning and building regulation approvals. Comprising; canopy entrance porch, entrance hall, two reception rooms, kitchen, three bedrooms, bathroom, and driveway affording tandem car standing, together with front, side, and rear gardens.

LOCATION

The property enjoys a cul-de-sac setting, in the popular village of Borrowash, within walking distance of a range of amenities to include; village primary school, shops, post office, churches, bars, and eateries, together with being within easy access of Elvaston Park. The property is within minutes driving distance of the A52, which affords provides links to Derby to the west and Nottingham to the east, together with the M1 motorway for commuting further afield.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A52 towards Nottingham, and after approximately 2-miles take the exit signposted for Ockbrook and Borrowash, then at the T-junction turn right towards Borrowash onto Victoria Avenue, left into Hawthorne Avenue, continuing into Priorway Avenue, and left into Depedale Avenue.

What 3 Words /// into.mulls.forehand

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13503.

ACCOMMODATION

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

GROUND FLOOR

CANOPY ENTRANCE PORCH

Having UPVC wood-effect double glazed entrance door opening to the: -

ENTRANCE HALL

Having UPVC wood-effect double glazed window to the side, central heating radiator, and stairs to the first floor.

FRONT LOUNGE

4.19m x 3.48m (13'9" x 11'5")



Having UPVC wood-effect double glazed window to the front, fire surround with fitted pebble-effect electric fire (NOT TESTED), and central heating radiator.

DINING AREA

4.11m x 3.25m (13'6" x 10'8")



Having fire surround, tiled hearth, and fitted electric coal-effect fire (NOT TESTED), UPVC wood-effect double glazed window to the rear, central heating radiator, and opening to the: -

KITCHEN AREA

4.17m x 1.73m (13'8" x 5'8")

Having fitments comprising; one double base unit, one single base unit, and two double wall units, together with work surface areas with tiled splashbacks, stainless steel sink unit with single drainer, two UPVC wood-effect double glazed windows to the side, and UPVC double glazed side door.

FIRST FLOOR

LANDING

Having UPVC wood-effect double glazed window, and cupboard housing an Ideal Logic wall-mounted gas-fired combination boiler providing domestic hot water and central heating.

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BEDROOM ONE

3.45m x 3.28m plus (11'4" x 10'9" plus)



Measurements are 'plus door recess'.
Having UPVC wood-effect double glazed window to the front, central heating radiator, and built-in wardrobe.

REAR BEDROOM TWO

3.68m x 3.25m plus (12'1" x 10'8" plus)



Measurements are 'plus door recess'.
Having UPVC wood-effect double glazed window to the rear, and central heating radiator.

FRONT BEDROOM THREE

2.49m x 2.72m max 1.75m min (8'2" x 8'11" max 5'8" min)



Measurements are '8'2" x 8'11" maximum, 5'9"

minimum/2.49m x 2.72m maximum, 1.75m minimum'.

Having UPVC wood-effect double glazed window to the front, built-in cupboard, and central heating radiator.

BATHROOM

2.31m x 1.70m (7'7" x 5'7")



Having suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with electric shower unit over (NOT TESTED), together with UPVC wood-effect double glazed windows to the side and rear, part-tiled walls, and central heating radiator.

OUTSIDE

FRONT GARDEN

Having lawn, and driveway affording tandem car standing spaces.

SIDE GARDEN

Having lawn.

WIDE REAR GARDEN



Having lawn, flower and shrub borders, greenhouse, and shed.



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: R13503

ADDITIONAL INFORMATION

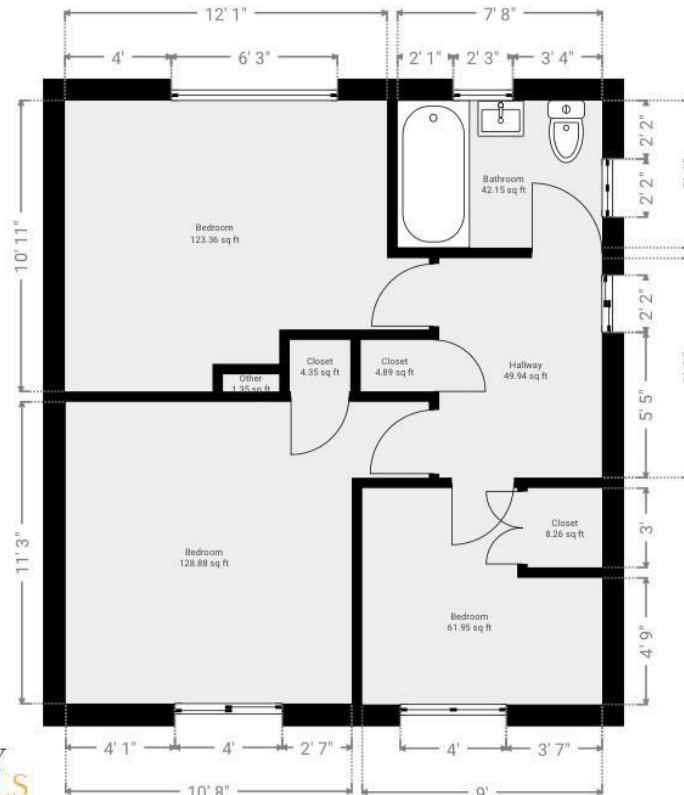
TENURE

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

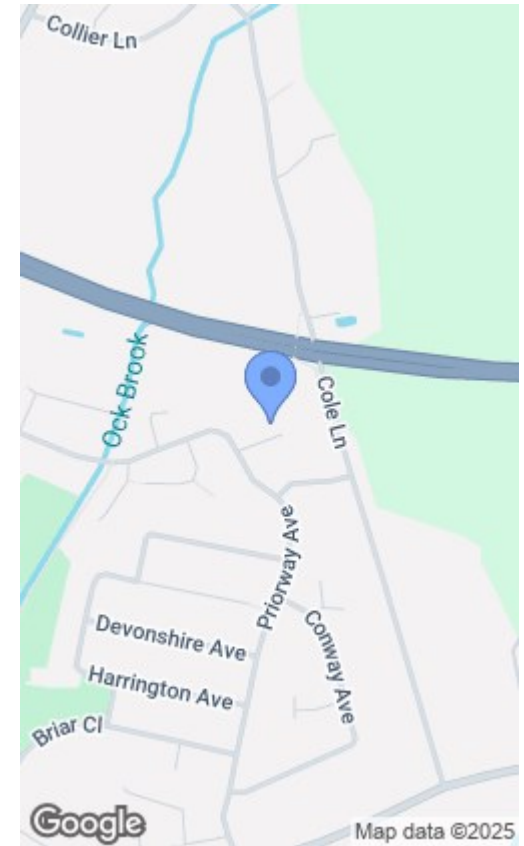
▼ Ground Floor



▼ 1st Floor



It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	64	England & Wales	EU Directive 2002/91/EC	71

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 taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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