



Victoria Avenue,  
Borrowash, Derbyshire  
DE72 3HE

**£195,000 Freehold**

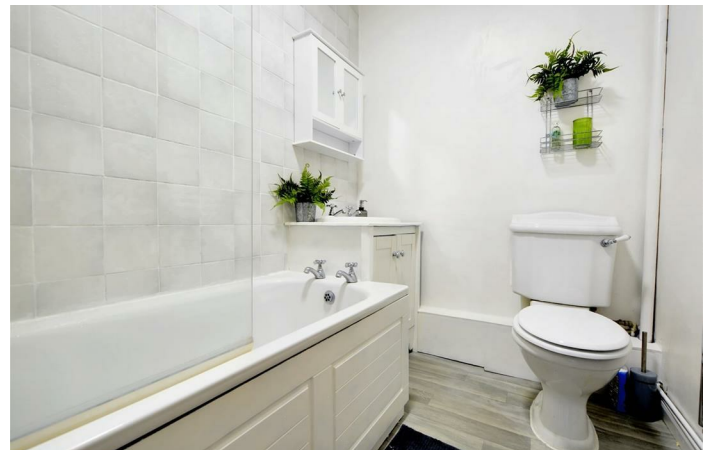
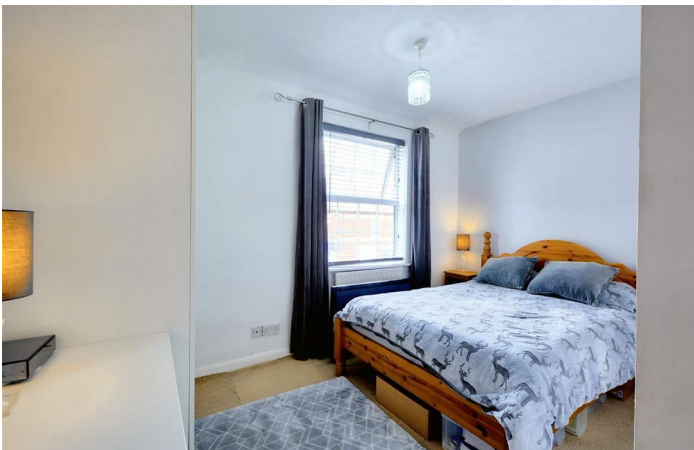


A WELL PRESENTED TWO DOUBLE BEDROOM MID TERRACE COTTAGE WITH LARGE REAR GARDEN IN THE SOUGH AFTER VILLAGE OF BORROWASH.

Robert Ellis are delighted to market this very well presented cottage style home. The property is constructed of brick and benefits from gas central heating and double glazing throughout and would ideally suit a range of buyers, from first time buyers, the growing family, investor or someone looking to downsize. Packed with period cottage features such as beams and farmhouse wooden internal doors, the property has such a lovely feel and must be viewed to be appreciated!

In brief the property comprises of a living room, dining kitchen with built in storage cupboards and to the first floor there are two bedrooms and three piece bathroom suite. Outside the property is set back from the pavement and has an alley for the removal of bins and access to the rear. The rear garden has two rear large patios, with lawned garden with shrubs with an open field views.

Located in the popular village of Borrowash, within walking distance to local schools and the village centre with plenty of shops, the property has fantastic transport links including easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby. Elvaston Castle and park is also just around the corner, with fishing lakes close by. An internal viewing is highly recommended.



### Lounge

10'6 x 11'8 approx (3.20m x 3.56m approx)

A UPVC double glazed window to the front and an original pannelled wooden front door, laminate wooden flooring, ceiling light, radiator, tv point and beams to the ceiling.

### Kitchen Diner

10'5 x 9 approx (3.18m x 2.74m approx)

UPVC double glazed window overlooking the rear, wooden back door with inset glass panels, original farm house style door to stairs and wooden original door to the under stairs cupboard/pantry, vinyl flooring, radiator, painted beams to the ceiling. The kitchen comprises of white shaker style wall and base units with rolled edge laminate worktops, green splash back tiles, in-built cooker and four ring gas hob, in built microwave oven, extractor, stainless steel round bowl inset sink with swan neck mixer tap.

### First Floor Landing

5'7 x 2'6 approx (1.70m x 0.76m approx)

Carpeted flooring, ceiling light, access to loft via loft hatch, UPVC double glazed window at the bottom of the stairs, leads to two bedrooms and bathroom

### Bedroom 1

11'9 x 10'1 approx (3.58m x 3.07m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light, radiator, tv point, in built white drawers and wardrobe for storage

### Bedroom 2

7 x 9'4 approx (2.13m x 2.84m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, in build cupboard for storage

### Bathroom

7'5 x 5 approx (2.26m x 1.52m approx)

Vinyl flooring, extractor fan, LED ceiling light, chrome towel radiator, bath with electric shower over, sink with storage underneath, WC.

### Main outhouse

13'6 x 5 approx (4.11m x 1.52m approx)

Two wooden windows and large double wooden doors,

units with space for washing machine and tumble drier. With power and lighting.

### Outhouse/ Store

5 x 3'6 approx (1.52m x 1.07m approx)

Brick built with lights and power, perfect for storage.

### Outside

To the front, the property sits back from the road behind a brick built dwarf wall. To the rear, you can access via an alleyway to the left of the property, turning right. There is a block paved patio directly outside the back door which then leads onto a large lawned area which then leads to another patio area overlooking a field to the rear.

### Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and through the villages of Breaston and Draycott and onto Derby Road which then becomes Draycott Road. Continue for some distance turning left at the junction onto Nottingham Road, following the road where Victoria Avenue can be found on the right and the property can be found on the left hand side.

8094JG

### Council Tax

Erewash Borough Council Band A

### Additional Information - Agents Notes

Council Tax Band: A

Local Authority: Erewash

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

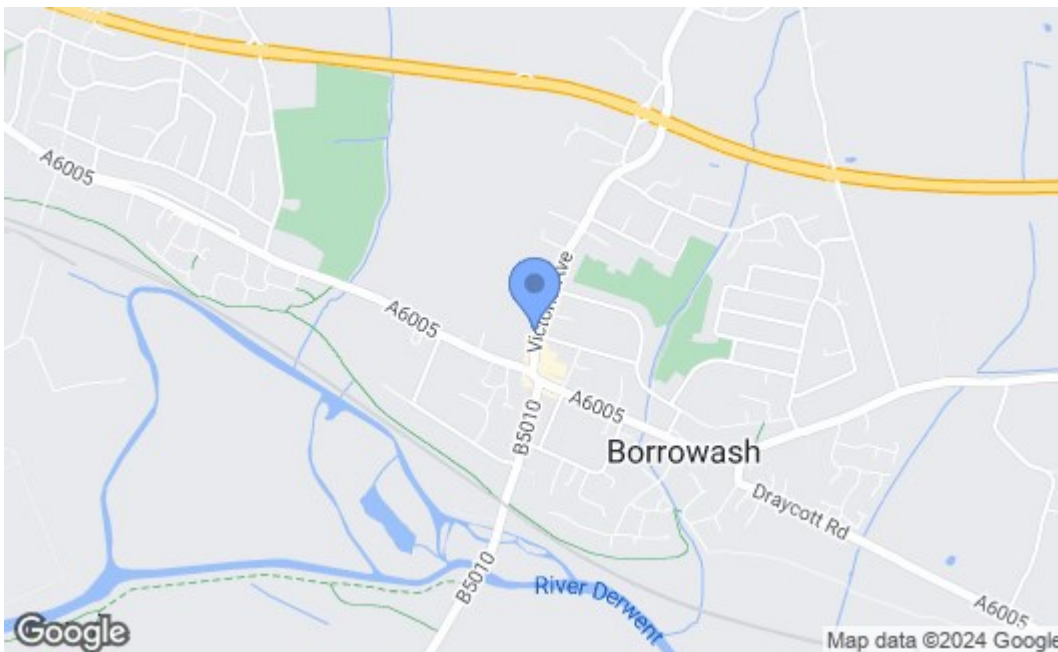
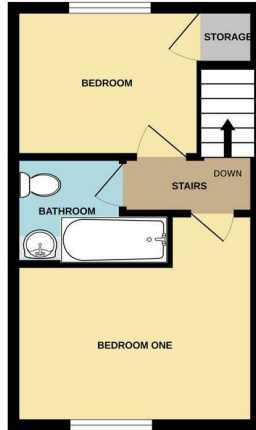
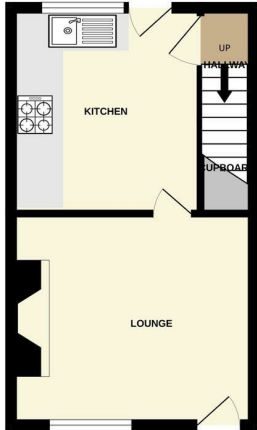




GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.