



Ladysmith Road,
Borrowash, Derbyshire
DE72 3TS

£268,950 Freehold



A WELL PRESENTED, THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING SITUATED WITHIN A QUIET CUL-DE-SAC VILLAGE LOCATION AND OVERLOOKING ALLOTMENTS, WITH THE ADDED BENEFIT OF BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this well presented and spacious, three bedroom semi-detached house with off street parking and enclosed rear garden. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This property is being sold with no onward chain and would be suitable for a wide range of buyers such as first time buyers, families and people who are looking to downsize alike. An internal viewing is recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, downstairs WC, kitchen with integrated appliances and a large lounge to the rear with French doors overlooking and leading to the garden. To the first floor, the landing leads to two generously sized double bedrooms and the three piece family bathroom suite. There is another hall through a door leading to the second set of stairs up to the second floor where there is a large master bedroom with an en-suite shower room and eaves storage. To the front, the property is situated on a quiet cul-de-sac and overlooks allotments to the front with off street parking for several vehicles. To the rear, there is an enclosed garden with a decked area, artificial turf and a storage shed.

Located in the popular residential village of Borrowash, close to and within walking distance to a wide range of local schools, shops, parks, butchers and healthcare facilities with doctors, bars and beauticians on your doorstep. There are fantastic transport links such as nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away.



Entrance Hall

Composite front door, LVT flooring, radiator, painted plaster ceiling, ceiling light.

Downstairs WC

5'5 x 2'3 (1.65m x 0.69m)

uPVC double glazed frosted window overlooking the side, tiled flooring, WC, pedestal sink, painted plaster ceiling, ceiling light.

Kitchen

7'7 x 13'7 (2.31m x 4.14m)

uPVC double glazed window overlooking the front, LVT flooring, radiator, painted plaster ceiling, ceiling light, integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated electric oven, hob and overhead extractor fan.

Lounge

16'4 x 14'1 (4.98m x 4.29m)

uPVC double glazed French doors overlooking and leading to the garden, velux windows, carpeted flooring, radiator, built in storage cupboards, painted plaster ceiling, ceiling light, spotlights.

First Floor Landing

Carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Three

7'4 x 12'1 (2.24m x 3.68m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Two

8'1 x 12'1 (2.46m x 3.68m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Family Bathroom

8'7 x 5'9 (2.62m x 1.75m)

uPVC double glazed frosted window overlooking the rear, vinyl flooring, single enclosed shower unit, WC, pedestal sink, heated towel rail, painted plaster ceiling, spotlights.

Second Floor Landing

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Master Bedroom

14'6 x 11'1 (4.42m x 3.38m)

uPVC double glazed bay window overlooking the front, carpeted flooring, radiator, eaves storage, built-in storage cupboard, painted plaster ceiling, ceiling light.

En-Suite

4'2 x 4'2 (1.27m x 1.27m)

Vinyl flooring, single enclosed shower unit, WC, wall mounted sink, painted plaster ceiling, spotlight.

Outside

To the front, the property sits within a quiet cul-de-sac location and benefits off street parking for several vehicles with access to the side and into the rear. To the rear, there is an enclosed garden with a decking area, artificial turf and a storage shed.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed - Standard 13 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Directions

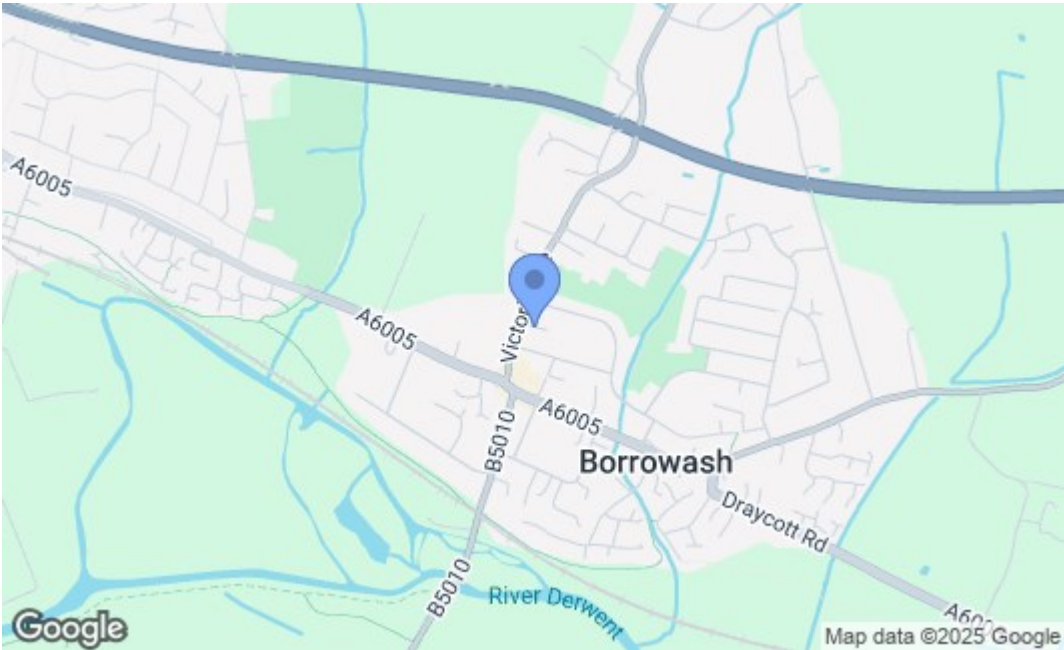
8384RS

Council Tax

Erewash Borough Council Band C



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.