



**25 Gordon Road, Borrowash  
Derby, DE72 3JX**

Situated on a quiet one way street just off the village centre, is this fabulous three double bedroom late Victorian house with off road parking for two vehicles and side access to a very private south east facing rear garden. Many features commensurate with the period of construction are in evidence, such as Minton tiled flooring, coved ceilings with centre roses, picture rails and stained glass. There is UPVC double glazed windows throughout and a gas central heating system fuelled via a combination boiler. Both reception rooms are a very good size, there is a spacious kitchen diner and a large L shaped central hallway with a stunning Minton tiled floor covering. The property is also within a short walk of Elvaston Castle Country Park plus there are excellent bus links between the cities of both Derby and Nottingham.



**£349,950**

### Entrance Hallway

An L shaped central hallway with a Minton tiled floor covering, a central heating radiator, a wood effect UPVC double glazed front door with coloured glazing, an ornate staircase to the first floor and access to the cellar.

### Cellar 12' 6" x 13' 0" (3.81m x 3.96m) approx

A wonderful workshop area with lighting, power and an extractor.

### Front Sitting Room 13' 0" x 12' 6" (3.96m x 3.81m)

Front sitting room with a UPVC double glazed bay window to the front, picture rail, dado rail, coved ceiling and centre rose. There is also a contemporary log burning stove, TV point and a central heating radiator.

### Rear Sitting Room 14' 1" x 12' 3" (4.29m x 3.73m)

Dual aspect room with UPVC double glazed windows to the front and rear. There is also a coved ceiling with centre rose, a central heating radiator, picture rail and wonderful cast iron open fireplace with a beautiful timber surround.

### Kitchen/Diner 19' 7" x 10' 2" (5.96m x 3.10m) max

At the rear of the house overlooking the garden. This is a well fitted area with a selection of wall, base and drawer units, two UPVC double glazed windows, a tiled flooring and a back door to a yard at the side.

### First Floor Landing

Two access points to the loft space.

### Bedroom 1 14' 1" x 12' 4" (4.29m x 3.76m)

Stunning master bedroom with coved ceiling, picture rail, a central heating radiator and a UPVC double glazed window overlooking the garden.

### Bedroom 2 13' 0" x 12' 6" (3.96m x 3.81m)

Front bedroom with coved ceiling, picture rail, a central heating radiator and a UPVC double glazed window to the front. There is also a partition wall to create a separate study area, which could easily be removed if required.

### Bedroom 3 11' 9" x 10' 2" (3.58m x 3.10m)

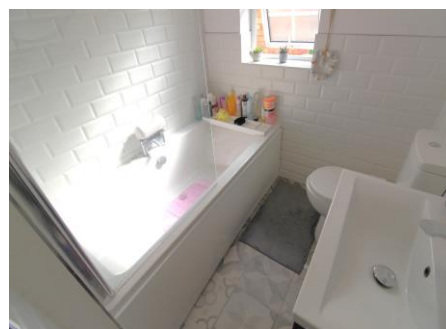
Rear bedroom with a UPVC double glazed window overlooking the garden, a central heating radiator and picture rail.

### Bathroom

A stylish three piece family bathroom including a bath with shower over and glass screen, WC and wash basin with vanity unit. There is also a UPVC double glazed window to the side and ceramic tiled walls.

### Outside

To the front of the house is a block paved driveway with space for two vehicles, plus a gate at the side which leads to a good size south east facing and very private rear garden.



### Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

# Energy performance certificate (EPC)

25, Gordon Road Borrowash DERBY DE72 3JX	Energy rating	Valid until: 17 May 2027
	<b>G</b>	Certificate number: 9088-6075-7205-5013-8980

Property type Semi-detached house

Total floor area 118 square metres

## Rules on letting this property

### ! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

## Energy rating and score

This property's energy rating is G. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		56 D
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>	15 G	

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy

For properties in England and Wales: