



**Clifton Villa 163 Victoria Avenue, Borrowash
Derby, DE72 3HF**

***Being sold via secure sale online bidding. Terms & Conditions apply.
Starting Bid £230,000***

A large three double bedroom Villa style Victorian semi detached house with two good size reception rooms, kitchen diner and a huge rear garden which backs onto open fields. The property has been extended to the front to include a spacious front porch and a first floor family bathroom. This will be a very exciting renovation for a growing family looking for a wonderful home with lots of potential to be fantastic. There is currently off road parking on the front for one large vehicle with space to create further parking if required. Victoria Avenue is a desirable location within a short walk of a wealth local amenities in the village centre in one direction and four country pubs in the neighbouring village of Ockbrook which is just a short walk in the other direction.



**Starting Bid
£230,000**

Entrance Porch 11' 11" x 5' 7" (3.63m x 1.70m)

Two UPVC double glazed windows to the side, a UPVC double glazed front door, a tiled flooring cover and the original timber front door which leads to the hallway, looks superb and is in great condition.

Hallway

Spacious hallway with timber panelling, the original open staircase to the first floor, stained glass window to the side, a central heating radiator, a door to the front sitting room and a door to the sitting room at the rear.

Front Room 14' 9" x 12' 1" (4.49m x 3.68m)

Formal front sitting room with a large UPVC double glazed bay window to the front with stone mullions, original deep ceiling cornices, TV point, a tiled fireplace with gas fire and a central heating radiator.

Sitting Room 16' 0" x 12' 11" (4.87m x 3.93m)

Spacious rear sitting room including a UPVC double glazed window facing down the garden which could be made into French doors if required, a window to the side, a central heating radiator, TV point, a door leading to the kitchen and a feature fireplace with gas fire.

Kitchen / Diner 18' 0" x 9' 0" (5.48m x 2.74m)

Fitted with a range of base and eye level units with laminate worksurfaces, space for a gas cooker, a 1 and 1/2 bowl stainless steel sink drainer, a central heating radiator, two UPVC double glazed windows to the side, space a tall fridge freezer, a UPVC double glazed back door to the rear porch and space for a small dining table.

Rear Porch / WC

A door to the side, sliding patio doors to the rear and access to the ground floor WC.

Bedroom 1 12' 9" x 12' 11" (3.88m x 3.93m)

UPVC double glazed window to the rear and a central heating radiator.

Bedroom 2 12' 1" x 12' 0" (3.68m x 3.65m)

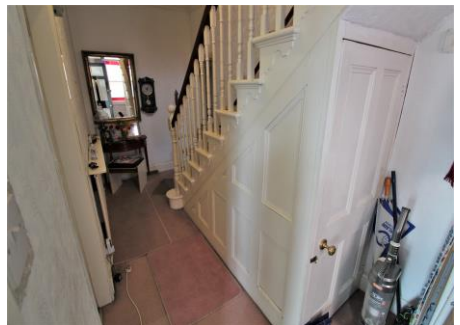
UPVC double glazed window to the front and a central heating radiator.

Bedroom 3 12' 4" x 9' 1" (3.76m x 2.77m)

UPVC double glazed window to the rear and an electric wall heater.

Shower Room 11' 8" x 5' 2" (3.55m x 1.57m)

Three piece bathroom including a quadrant shower cubicle, a pedestal wash basin and WC. There is also a central heating radiator, a UPVC double glazed window to the side and one to the front.

**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)

163 Victoria Avenue
Borrowash
DERBY
DE72 3HF

Energy rating
D

Valid until: 17 May 2033

Certificate number: 3918-5037-2002-0195-3006

Property type

Semi-detached house

Total floor area

97 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	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 bills are likely to be.

