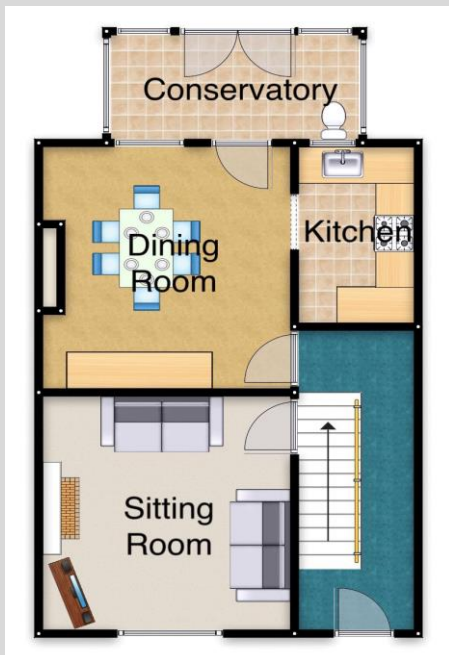


Everington & Ruddle



**190 Victoria Avenue, Borrowash
Derby, DE72 3HG**

A large two double bedroom semi detached Victorian property with off road parking and a beautiful, private and very spacious rear garden. The property is situated mid way between Borrowash village centre with it's wealth of amenities and the popular pubs in Ockbrook. This would make a superb home for someone looking to add value over time, being in good condition ready to move straight into, yet with huge potential for development. To the rear is a very nice UPVC double glazed conservatory, all the windows are also UPVC double glazed and there is a modern boiler fueling the central heating and hot water. Although currently having two bedrooms, the square footage is more akin to a good size three bedroom house, which can be seen in the size of the rooms.



£190,000

Hallway 15' 8" x 5' 7" (4.77m x 1.70m)

UPVC double glazed front door leading to a large hallway with access to the cellar, a staircase leading to the first floor, a central heating radiator and doors leading to the sitting room at the front and the dining room at the rear.

Sitting Room 12' 3" x 12' 0" (3.73m x 3.65m)

UPVC double glazed window to the front, a central heating radiator, a high ceiling with original coving, TV point and a feature fireplace with gas fire.

Dining Room 12' 8" x 12' 0" (3.86m x 3.65m)

UPVC double glazed window to the rear, a high ceiling with coving, a chimney breast, fitted kitchen units with worktop space and storage, a central heating radiator, a door leading to the conservatory and access to the kitchen.

Kitchen 9' 2" x 5' 7" (2.79m x 1.70m)

Fitted with a matching range of base and eye level units with cornice trims, laminate worksurfaces and a stainless steel sink drainer. There is also a four ring electric hob, plumbing for a washing machine, space for a tall fridge freezer, a ceramic tiled floor covering and an under counter electric oven.

Conservatory 11' 11" x 5' 6" (3.63m x 1.68m)

UPVC double glazed conservatory with French double doors to the garden, a ceramic tiled floor covering and a fitted WC. The WC has only recently been installed as a temporary measure, the plumbing being a useful addition should you wish to replace it with utilities.

Bedroom 1 12' 2" x 11' 10" (3.71m x 3.60m)

UPVC double glazed window to the front, a central heating radiator and fitted wardrobes with matching bedside drawers.

Bedroom 2 12' 7" x 11' 11" (3.83m x 3.63m)

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

Bathroom 9' 4" x 5' 6" (2.84m x 1.68m)

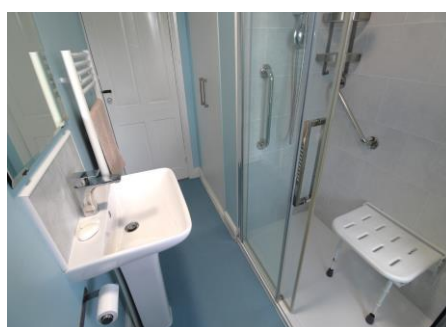
Modern fitted shower room including a pedestal wash basin, WC and a large walk in shower with glass screen and a plumbed shower mixer. To the rear is a UPVC double glazed window, there is also a large airing cupboard containing the boiler, a vinyl floor covering and a tall heated towel rail.

Landing 15' 7" x 5' 7" (4.75m x 1.70m)**Workshop 9' 9" x 6' 1" (2.97m x 1.85m)**

With power, lighting and a window to the side.

Potting Shed 5' 3" x 4' 2" (1.60m x 1.27m)**Outside WC 4' 5" x 4' 3" (1.35m x 1.29m)****Outside**

The property is set back from the road beyond a driveway which provides ample off road parking for one large vehicle. To the side of the property is a shared driveway which leads to the rear garden. The mature rear garden is fantastic, very private and very spacious. There is a patio area off the conservatory with access to the outbuilding and a path which leads beyond a level lawn to a greenhouse at the rear.

**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)

190 Victoria Avenue Borrowash DERBY DE72 3HG	Energy rating	Valid until: 10 June 2034
	D	Certificate number: 9394-3038-3206-5614-9200

Property type: Semi-detached house

Total floor area: 81 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 energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

