



**40 Elm Street, Borrowash
Derby, DE72 3HP**

A good size two double bedroom semi detached bungalow which has a spacious kitchen diner to the rear and also a sitting room with a view of the very private south facing garden. The property is set back from the road beyond a paved driveway and has access along the side to a detached garage at the rear. This superb property which is located within a short walk of the wealth of amenities within the village centre, is offered for sale with no upward chain, in a clean and tidy condition with the opportunity to add value. The property has UPVC double glazing, has a modern fully tiled shower room and is gas centrally heated via a combination boiler.



£229,950

Hallway

L shaped central hallway with a UPVC double glazed front door, a central heating radiator and a vinyl floor covering.

Bedroom 1 11' 9" x 10' 0" (3.58m x 3.05m)

UPVC double glazed window to the front, a central heating radiator and a secondary heating source in the form of a wall mounted gas heater.

Bedroom 2 10' 3" x 9' 11" (3.12m x 3.02m)

UPVC double glazed window to the front, a central heating radiator and a secondary heating source in the form of a wall mounted gas heater.

Sitting Room 14' 1" x 10' 0" (4.29m x 3.05m)

Spacious rear sitting room with a window to the rear providing a view of the rear garden. There is also a wall mounted gas fire, a TV point, two wall lights and a central heating radiator.

Kitchen/Diner 13' 4" x 10' 3" (4.06m x 3.12m)

Spacious kitchen diner with doors leading to the sitting room, utility room and to the pantry. There are also UPVC double glazed windows to the side and rear, a vinyl floor covering, a central heating radiator and a range of fitted kitchen units with laminate worksurfaces.

Pantry 4' 3" x 2' 7" (1.29m x 0.79m)

Including shelving and a timber framed window to the side. There is also access to the meters and the up to date consumer unit.

Utility Room 9' 6" x 7' 0" (2.89m x 2.13m)

Lean to structure with a window to the rear, a UPVC double glazed back door to the garden and space for appliances including plumbing for a washing machine.

Shower Room 7' 0" x 6' 1" (2.13m x 1.85m)

Ceramic tiled walls, two UPVC double glazed windows to the side, a cupboard containing the gas combination boiler and a vinyl floor covering. The suite includes a double shower stall with a fixed shower screen and a plumbed shower mixer, a wall hung wash basin, WC and a chrome heated towel rail.

Garden

South facing level rear garden, including a lawn and a spacious patio area with access to the garage.



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)

40 Elm Street Borrowash DERBY DE72 3HP	Energy rating D	Valid until: 16 May 2034
		Certificate number: 2734-3580-9794-2114-9821

Property type Semi-detached bungalow

Total floor area 53 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		85 B
69-80	C		
55-68	D	67 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