



## 64 Manor Road, Borrowash Derby, DE72 3LL

Spacious three bedroom semi detached Victorian property situated in a very popular location on Manor Road Borrowash. There are three reception rooms, hallway with a stunning Minton tiled floor covering and a large and very private rear garden. The property is mostly UPVC double glazed and has a Baxi Duo-Tec combination boiler fueling the central heating and hot water. This stunning property with original features oozes potential, however will require a full scheme of modernisation to meet it's full potential. There is ample space to extend at the rear, good access along the side and a large loft which is ideal for conversion. The village centre is within a short walk where there are a wealth of amenities as is Elaston Castle Country Park.



**£260,000**

## Hallway

Entrance porch with a beautiful Minton tiled floor covering and original half tiled walls, which leads to the main hallway where the Minton flooring leads to the staircase through a corbelled ceiling arch and coved ceiling. There is also a central heating radiator, a door to the front room and a door to the sitting room at the rear.

## Front Room 13' 0" x 11' 6" (3.96m x 3.50m)

Large UPVC double glazed bay window to the front, a central heating radiator, original coved ceiling and a feature fireplace.

## Sitting Room 13' 0" x 11' 6" (3.96m x 3.50m)

Timber framed windows to the side and rear, feature fireplace, a central heating radiator, original coved ceiling and a door to the dining room at the rear.

## Dining Room 10' 11" x 9' 7" (3.32m x 2.92m)

Timber framed window to the side, central heating radiator, wall mounted gas combination boiler, plumbing for a washing machine, chimney breast, sliding door to the kitchen and access to the under stair storage cupboard/pantry, which contains the electric meter, shelving and a stone Thrawl.

## Kitchen 8' 5" x 8' 1" (2.56m x 2.46m)

Base and eye level units with laminate worksurfaces and a stainless steel sink drainer. There is a UPVC window and back door to the side, space for a tall fridge freezer and space for an electric cooker.

## Bedroom 1 15' 3" x 11' 10" (4.64m x 3.60m)

Large double bedroom with two UPVC double glazed windows to the front, a central heating radiator and fitted wardrobes either side of the chimney breast.

## Bedroom 2 12' 0" x 9' 7" (3.65m x 2.92m)

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

## Bedroom 3 9' 7" x 5' 7" (2.92m x 1.70m)

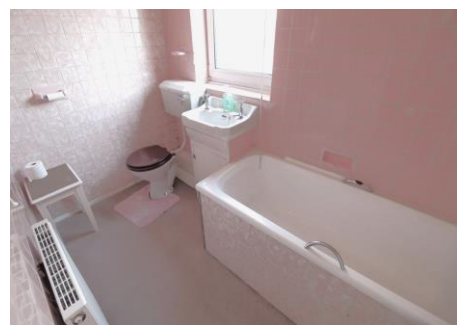
UPVC double glazed window to the side, a central heating radiator and a door leading to the bathroom.

## Bathroom 9' 7" x 4' 11" (2.92m x 1.50m)

Three piece suite including a panel bath with a plumbed shower mixer over, a pedestal wash basin and WC. There is also a UPVC double glazed window to the rear and a central heating radiator.

## Outside

The property is set back from the road beyond a small fore garden with a driveway at the side which could be wide enough for a small car to gain access to the rear, should the adjacent hedge be removed. There is currently a gated access to the rear where there is a large, level and private rear garden with a timber shed to the rear of the plot.



## 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)

64 Manor Road Borrowash DERBY DE72 3LL	Energy rating <b>D</b>	Valid until: <b>16 October 2033</b>
		Certificate number: <b>9904-0200-1707-8651-3410</b>

**Property type** Semi-detached house

**Total floor area** 107 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 C.

[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>		78 C
55-68	<b>D</b>	59 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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