

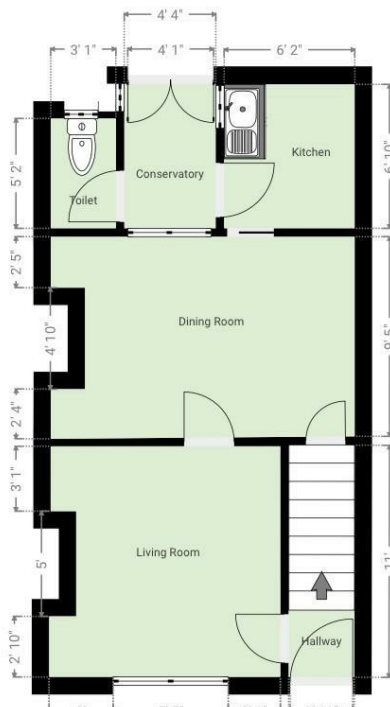


## 18 Borrowell, Kegworth, DE74 2FP

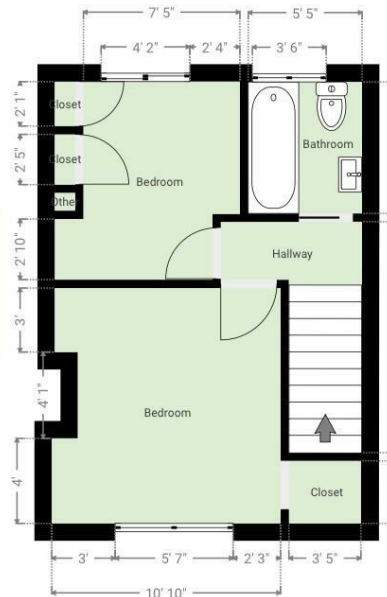
£169,950

- No onward chain
- 2 Reception rooms
- Out buildings
- Red brick 1930s property
- In need of refurbishment
- Good sized lounge
- Good investment opportunity
- 2 Double bedrooms ( 1 Double, 1 Small Double)
- Downstairs WC
- Popular cul-de-sac location

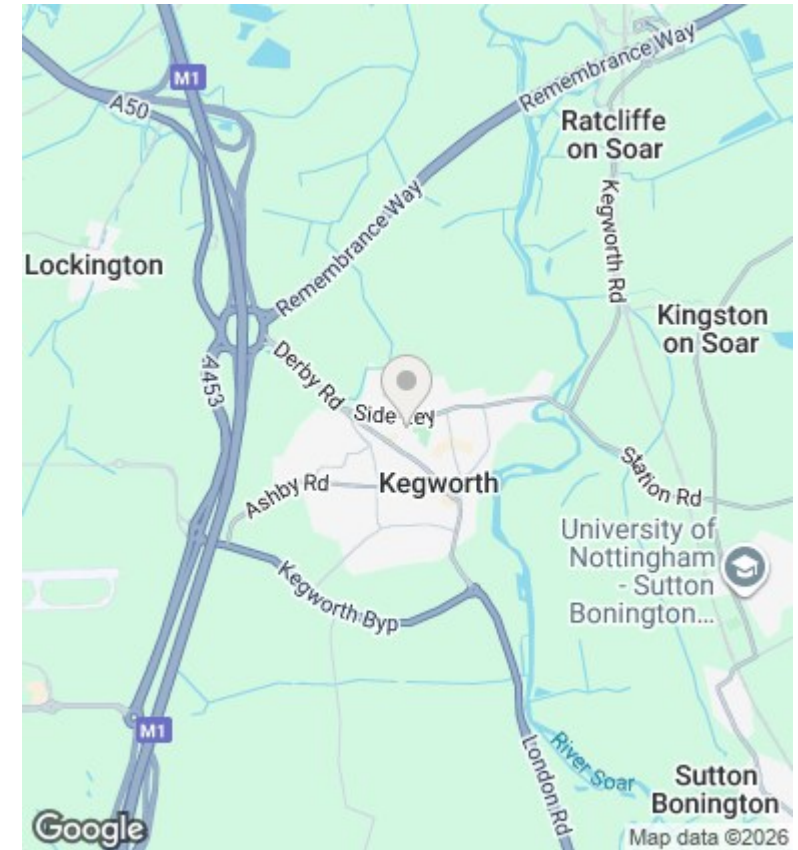
### ▼ Ground Floor



### ▼ 1st Floor



It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



## Directions

## Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

## Council Tax Band

A

## EPC Rating:

G

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         | 53                      |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             | 18      |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |