

# Fletcher & Company

57 Victoria Avenue, Borrowash, Derby, DE72 3HE

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Offers Around £139,950

Freehold

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- No Upward Chain
- Ideal First Time Buy or Buy to Let Investment
- Lounge with Feature Fireplace
- Breakfast Kitchen
- First Floor Double Bedroom
- Nursery/Box Room
- Bathroom
- Good Sized Well-Established Rear Garden
- On Road Car Parking
- Viewing Highly Recommended







## Summary

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A charming, one/two bedroom cottage occupying a popular location in Borrowash and sold with the benefit of no upper chain.

The property is double glazed and gas central heated with lounge, breakfast kitchen, useful utility cupboard, first floor double bedroom, box room/nursery and bathroom.

To the rear with the property is a good sized, enclosed rear garden featuring a patio, outbuildings, lawn section, well-stocked borders and pleasant open outlook with westerly aspect.

# F&C

## The Location

Borrowash is a popular village location with a busy centre incorporating supermarket, a selection of shops, cafes, pubs, a regular bus service and easy access to Elvaston Country Park as well as Derby City centre. The property has easy access to transport links.

## Accommodation

### Ground Floor

#### Lounge

11'7" x 11'4" (3.55 x 3.46)

An entrance door provides access to lounge with feature chimney breast incorporating exposed brick interior, raised hearth and stone lintel, central heating radiator, future exposed beam ceiling and double glazed window to front.





### **Breakfast Kitchen**

9'0" x 8'5" (2.76 x 2.57)

Comprising woodblock effect preparation surfaces with matching upstands, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and double oven beneath, integrated fridge, feature exposed beam ceiling, central heating radiator, double glazed window and door to rear, understairs storage space with plumbing for washing machine and latch door to staircase leading to first floor.



### **First Floor Landing**

With doors leading to bedrooms and bathroom.

### **Bedroom One**

11'8" x 11'5" (3.56 x 3.49)

With central heating radiator and double glazed window to front.



### **Nursery/Box Room**

8'5" x 4'9" (2.58 x 1.45)

Having a central heating radiator, cupboard housing the gas fired boiler, double glazed window to rear looking down the garden with a pleasant westerly aspect and latch door to bathroom.



### **Bathroom**

8'5" x 3'11" (2.59 x 1.21)

Appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower over, central heating radiator and double glazed window to rear.

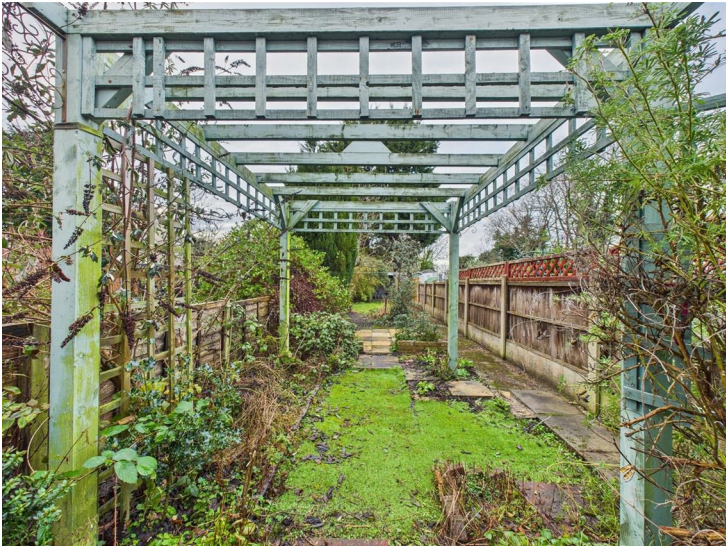


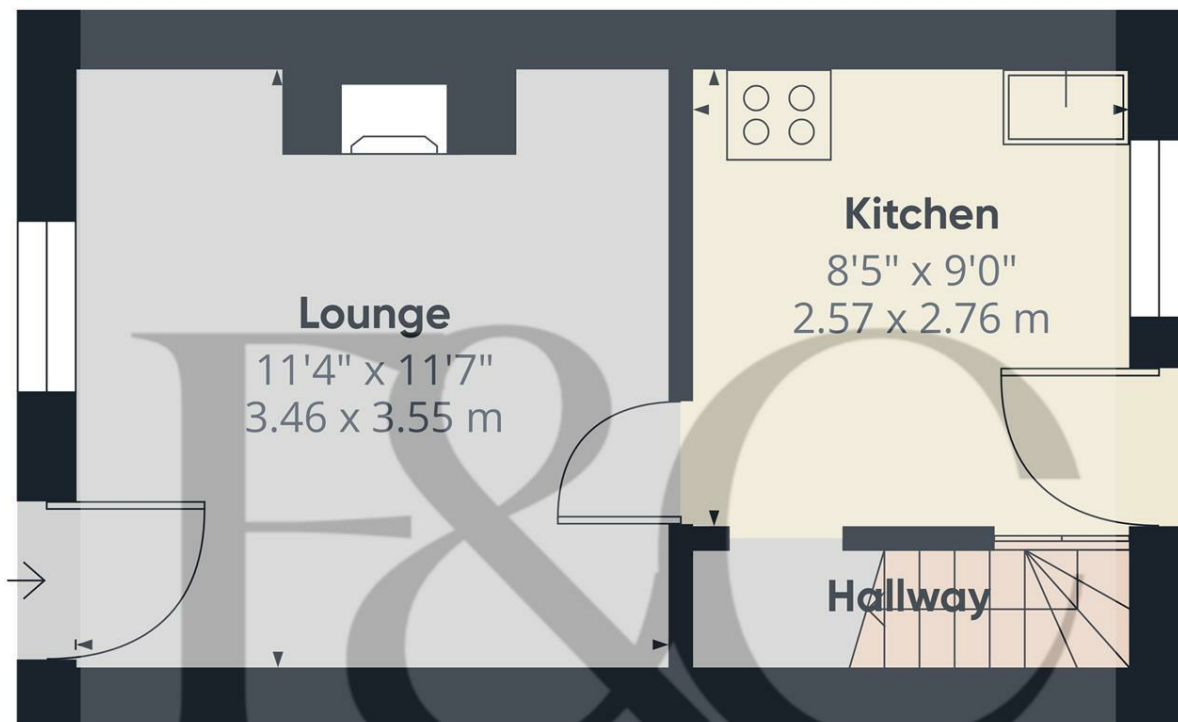


## Outside

To the rear of the property is a good sized garden with a range of useful outbuildings, patio area, artificial lawn, timber framed pergola, further patio area, lawn section and further covered seating area to the rear of the garden. The garden is bounded by timber fencing and mature trees/hedging.







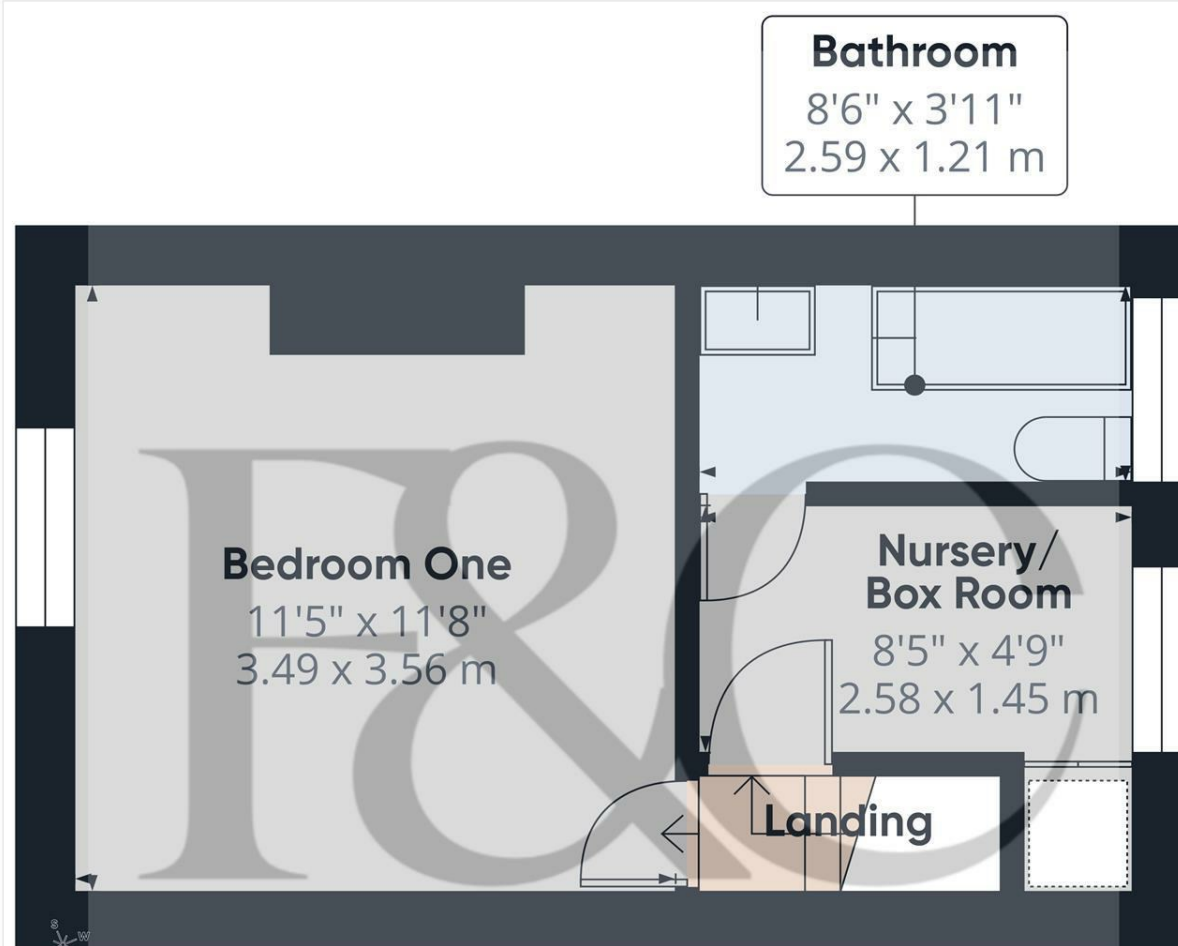
Floor 0

Approximate total area<sup>(1)</sup>  
228 ft<sup>2</sup>  
21.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>(1)</sup>  
204 ft<sup>2</sup>  
19 m<sup>2</sup>

(1) Excluding balconies and terraces


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

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

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Council Tax Band: A  
Tenure: Freehold

