



Charnwood Avenue,  
Borrowash, Derby  
DE72 3JA

**£220,000 Freehold**



Robert Ellis are delighted to offer to the market this three bedroom semi-detached property situated within Borrowash. This is a fantastic opportunity for those looking to create their dream home. In need of full modernisation, the property boasts two spacious reception rooms with the lounge to the front and dining room boasting patio doors to the rear garden but offers huge potential to modify the layout of this property if deemed necessary to the next owner's taste. living. Additional features include a driveway with ample off road parking that leads to a car port. With great potential to add value and personalise, this property is ideal for investors or families eager to put their own stamp on their new home. The property is ideally located for local shops and amenities and provides great access to link roads such as A52 and M1.

The property is within a few minutes from the centre of Borrowash where there is a Co-op store, a Bird's bakery, a well regarded butchers and fish mongers, there are healthcare and sports facilities which includes several local golf courses, walks in the nearby open countryside and at Elvaston Castle which is only a few minutes drive away, Deans Drive park and play area is also nearby, there are excellent schools for all ages within easy reach of the property and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Hallway

Door to the front, radiator, understairs storage cupboard, door to living room, stairs to first floor, door to kitchen, double glazed window to the side.

### Lounge

Double glazed window to the front, radiator, gas fire and mantel.

### Kitchen

Matching wall and base units, stainless steel sink and drainer, integrated electric oven, four ring gas hob with overhead extractor, part tiled walls, space for washing machine, space for fridge/freezer, wall mounted combination boiler. Double glazed window to the rear and double glazed door to the side. Door leading into the dining room.

### Dining Room

Old storage heater, double glazed patio doors leading to the rear garden, laminate flooring.

### First Floor Landing

Double glazed window to the side, door to three bedrooms, bathroom and separate WC. Loft access.

### Bedroom 1

Double glazed window to the front, fitted wardrobes, radiator.

### Bedroom 2

Double glazed window to the rear, radiator.

### Bedroom 3

Double glazed window to the front, radiator. Storage cupboard.

### Bathroom

Double glazed window to the rear, vanity wash hand basin, panel bath, wall mounted shower with rain head shower.

### Separate WC

Low level WC, double glazed window to the side.

### Outside

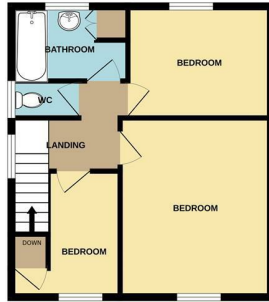
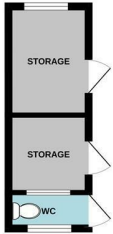
To the front of the property there is off-road parking for multiple vehicles leading to a carport. The front garden is

laid to lawn enclosed by one side panel fencing, the other side has hedging. There is also hedging to the front. There is a door at the end of carport that leads to the rear garden. The rear garden has two outhouses with an outside toilet, mainly laid to lawn enclosed by panel fencing. There are also two patio areas. The rear garden is of a generous size with shrubs and borders.



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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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>			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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