Robert Ellis

look no further...

Victoria Avenue,
Borrowash, Derbyshire
DE72 3HF

£200,000 Freehold

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A WELL PRESENTED VICTORIAN MID TERRACED HOUSE THAT BENEFITS FROM A SINGLE STOREY EXTENSION TO THE REAR, CREATING A LARGE KITCHEN AND UTILITY.

Robert Ellis are delighted to market this attractive property that has been well maintained and is being offered for sale with no onward chain. The property is light and airy throughout and is centrally located in Borrowash and is close to all amenities making this a convenient location and likely to appeal to first time buyers, investors and downsizers. There are two good sized reception rooms, the dining room is open to the extended kitchen and is modern fitted and leads to the utility, with access to the rear garden.

To the first floor there are two double sized bedrooms and a modern fitted shower room. There is a small low maintenance garden to the front and access to the rear garden. The rear garden is a great feature to this delightful property, it is a large garden with lots of potential, offers excellent privacy and is fully enclosed.

The property is only a few minutes walk from the centre of Borrowash where there is a Co-op convenience store, a Bird's baker, a quality butchers and fishmongers. There are healthcare and sports facilities including several local golf courses, walks at the nearby Elvaston Castle and in the adjoining open picturesque countryside. There are schools for all ages within easy reach and the excellent 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 rods provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance
A composite entrance door with light panel above opens up into the living room.

Living Room
12'2" x 10'4" (3.72m x 3.15m)
UPVC double glazed window to the front elevation, radiator and cupboard into the recess which houses the electric consumer unit, door leading to the dining area.

Dining Area
10'5" x 9'3" (3.18m x 2.83m)
UPVC double glazed window to the rear elevation, tiled flooring, radiator and a understairs storage with pine ledged-and-braced doors, and further pine ledged-and-braced door that opens up to the stairs leading to the first floor.

Kitchen
13'1" x 5'3" (3.99m x 1.61m)
Fitted with a mix of wall, base and drawer units, laminate worktop, tiled splashbacks, stainless steel chrome sink and drainer unit with chrome mixer tap, integrated Bosch single electric oven, Bosch stainless steel four ring gas hob, tiled flooring, radiator, two UPVC double glazed windows to the side elevation and door access to the utility area.

Utility Area
5'1" x 7'11" (1.57m x 2.43m)
Obscure UPVC double glazed window to the side, UPVC panelled door the side with a obscure light panel within, tiled flooring, radiator, laminate work top with tiled splashback, base unit, wall-mounted Baxi combination boiler, plumbing and space for washing machine.

Landing
Door access to bedrooms and shower room.

Bedroom One
15'8" x 10'3" (4.78m x 3.13m)
UPVC double glazed window to the front elevation and radiator.

Bedroom Two
9'6" x 10'4" (2.90m x 3.16m)
UPVC double glazed window to the rear elevation and radiator.

Shower Room
13'8" x 3'1" (4.19m x 0.94m)
Obscure UPVC double glazed window to the rear, two-piece white suite comprising WC, pedestal wash-hand basin with chrome mixer tap and tiled splashback, a fully tiled shower cubicle with Mira electric shower over, chrome heated towel rail, extractor fan, vinyl flooring, shelving, and loft access.

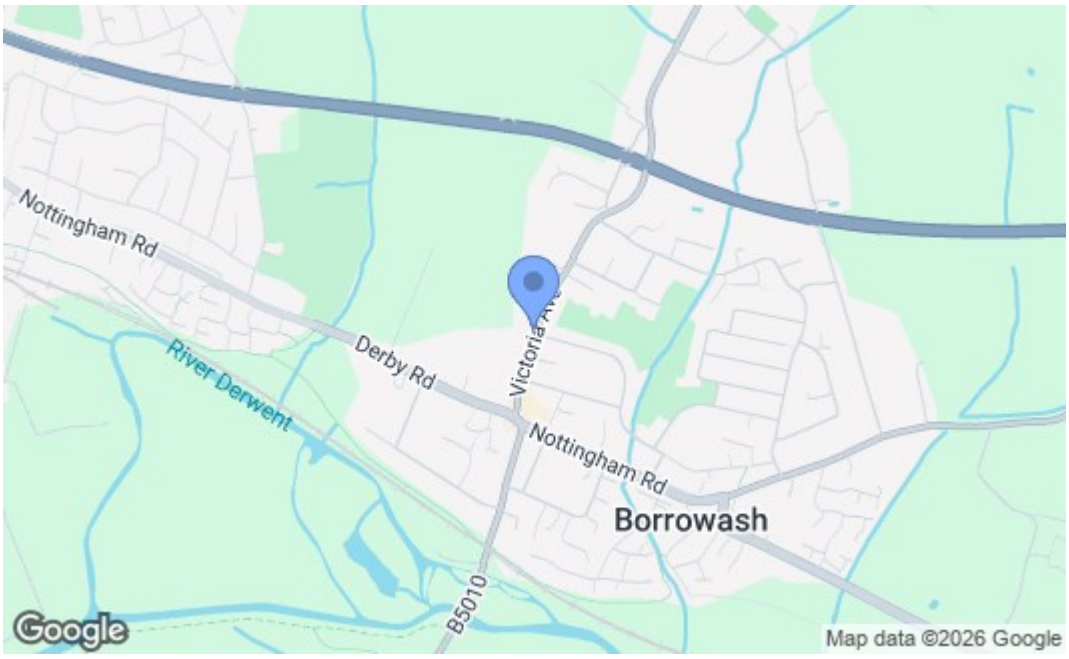
Outside
To the front of the property there is concrete hard standing, low-level wall to the boundary, and a block paved pavement providing access to the rear. To the rear you will find a west facing fully enclosed garden with paved patio seating area, laid to lawn area, two timber storage sheds, outside water tap and a mixture of fence and hedgerow boundaries.

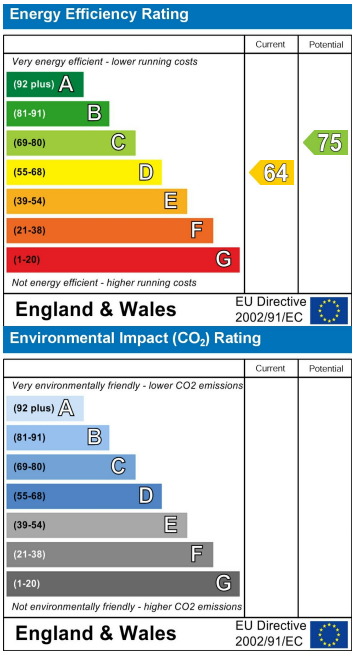
Directions
Proceed out of Long Eaton along Derby Road and continue over the traffic island and through the villages of Breaston and Draycott and onto Derby Road which then becomes Draycott Road. Continue for some distance turning left at the junction onto Nottingham Road, following the road where Victoria Avenue can be found on the right and the property can be found on the left hand side.
9386MH

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps Superfast 67mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Agents Notes
There are AI photos on this property





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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