Robert Ellis

look no further...

Victoria Avenue,
Borrowash, Derbyshire
DE72 3HE

£180,000 Freehold

0115 946 1818

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A THREE BEDROOM MID TERRACE WITH LARGE REAR GARDEN AND THE BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are delighted to market this well presented cottage style home. The property is constructed of brick and benefits from gas central heating and double glazing throughout and would ideally suit a range of buyers, from first time buyers, the growing family, investor or someone looking to downsize.

In brief the property comprises of a living room, kitchen with built in storage cupboards and to the first floor there are three bedrooms and three piece bathroom suite. Outside the property is set back from the pavement and has an alley for the removal of bins and access to the rear. The rear garden has a large lawned garden with mature trees and shrubs and a patio area.

Located in the popular village of Borrowash, within walking distance to local schools and the village centre, the property has fantastic transport links including easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby. An internal viewing is highly recommended.

Lounge
12' x 10'4 approx (3.66m x 3.15m approx)
Wooden front door, UPVC double glazed window to the front, radiator, disconnected gas fire and ceiling light.

Kitchen
10'5 x 9'3 approx (3.18m x 2.82m approx)
UPVC double glazed window to the rear, wooden stable door to the rear, wall, base and drawer units with a work surface over, inset sink and drainer, radiator, vinyl flooring, understairs storage cupboard with plumbing, Range style cooker, space for a dishwasher and ceiling light.

First Floor Landing
With doors to:

Bedroom 1
10'5 x 9'4 approx (3.18m x 2.84m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom 2
10'4 x 9'3 approx (3.15m x 2.82m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, fitted wardrobes and ceiling light.

Bedroom 3
10'5 to 7'4 x 6'4 approx (3.18m to 2.24m x 1.93m approx)
UPVC double glazed window to the front, radiator, underlaid flooring and ceiling light.

Shower Room
10'4 x 3'5 approx (3.15m x 1.04m approx)
Obscure UPVC double glazed window to the rear, built-in storage cupboard, vinyl flooring, radiator, low flush w.c., pedestal wash hand basin, single enclosed shower unit and ceiling light.

Outside
To the front the property is set back from the pavement.

To the rear there is a large lawned garden with mature trees and patio area.

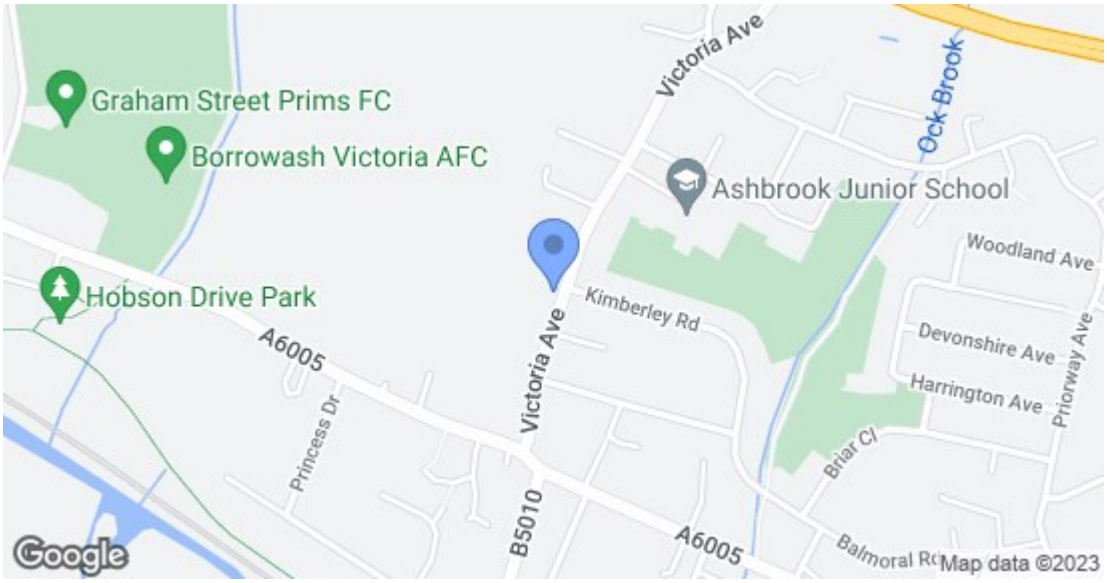
Directions
Proceed out of Long Eaton along Derby Road and continue over the traffic island and through the villages of Breaston and Draycott and onto Derby Road which then becomes Draycott Road. Continue for some distance turning left at the junction onto Nottingham Road, following the road where Victoria Avenue can be found on the right and the property can be found on the left hand side.
7568AMRS

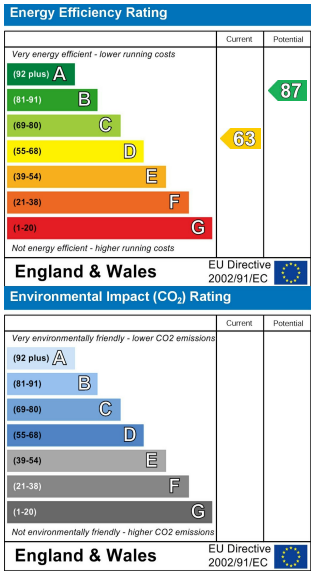
Council Tax
Erewash Borough Council Band A

GROUND FLOOR

Robert Ellis ESTATE AGENTS

1ST FLOOR





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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