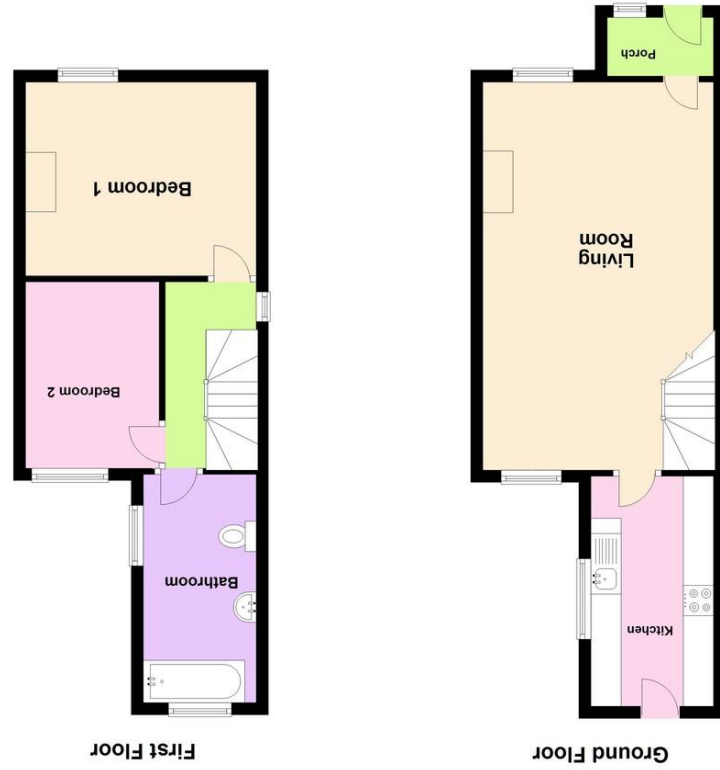


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |



ESTATE AGENTS, VALUERS AND AUCTIONEERS

WALLACE · JONES



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 Long Eaton
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 www.wallacejones.co.uk



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19 Elm Street, Borrowwash, Derby, DE72 3HP

Asking Price Of £150,000



Two bedroom End Terraced House located in Borrowwash, Derby

For sale with no upwards chain a two bedroom end terrace cottage ideally located in the village of Borrowwash. The property benefits from gas central heating, double glazing and rear enclosed garden and would be ideal for first time buyers, investors and families. The property is in good condition throughout and offers the opportunity for a buyer to put their own stamp on things.



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Property Description

For sale with no upwards chain a two bedroom end terrace cottage ideally located in the village of Borrowash. The property benefits from gas central heating, double glazing and rear enclosed garden and would be ideal for first time buyers, investors and families. The property is in good condition throughout and offers the opportunity for a buyer to put their own stamp on things.

Located in the popular residential village of Borrowash, close to a wide range of local schools, shops and parks. The property is within walking distance from the village centre where there are healthcare facilities, butchers and hairdressers to be found. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the A52, A50 and M1 with both East Midlands Airport and Long Eaton station being within a 15 minute drive.

The property comprises, Entrance porch, living room, kitchen, two bedrooms and bathroom. To the front of the property is a small garden area and the rear garden has a small patio area and is mainly lawn.

LIVING ROOM 12' 6" x 21' 0" (3.82m x 6.41m) Double glazed UPVC window to the front, carpet, fireplace, radiator stairs to first floor.



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KITCHEN 6' 7" x 12' 5" (2.03m x 3.80m) Double glazed UPVC door to rear and window to side. Over and under counter storage units, sink with drainer and mixer tap, freestanding gas hob and oven .

BEDROOM ONE 12' 6" x 10' 5" (3.82m x 3.20m) Double glazed UPVC window to the front, laminate flooring and radiator.

BEDROOM TWO 6' 7" x 10' 1" (2.03m x 3.09m) Double glazed UPVC window to the rear, carpet and radiator.

BATHROOM 6' 7" x 12' 5" (2.03m x 3.80m) Double glazed UPVC window to the rear and side, white suite comprising, panelled bath, sink with pedestal, low level flush WC.

TENURE Freehold.

VIEWINGS Viewings are strictly by appointment only via Wallace Jones estate agents - 0115 9468946.

