



54 Draycott Road, Borrowash, Derby, DE72 3GG
£1,250 PCM

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New to the market this stunning and well presented home located in the village of Borrowash with rural views to the rear of the property, good road links and local amenities.

The accommodation comprises of entrance hallway, large lounge with fireplace and electric fire, good size kitchen with washing machine, fridge (left as gesture of goodwill) gas cooking range, matching range of wall and base units and breakfast bar seating area, also to the ground floor is understairs storage and guest WC.

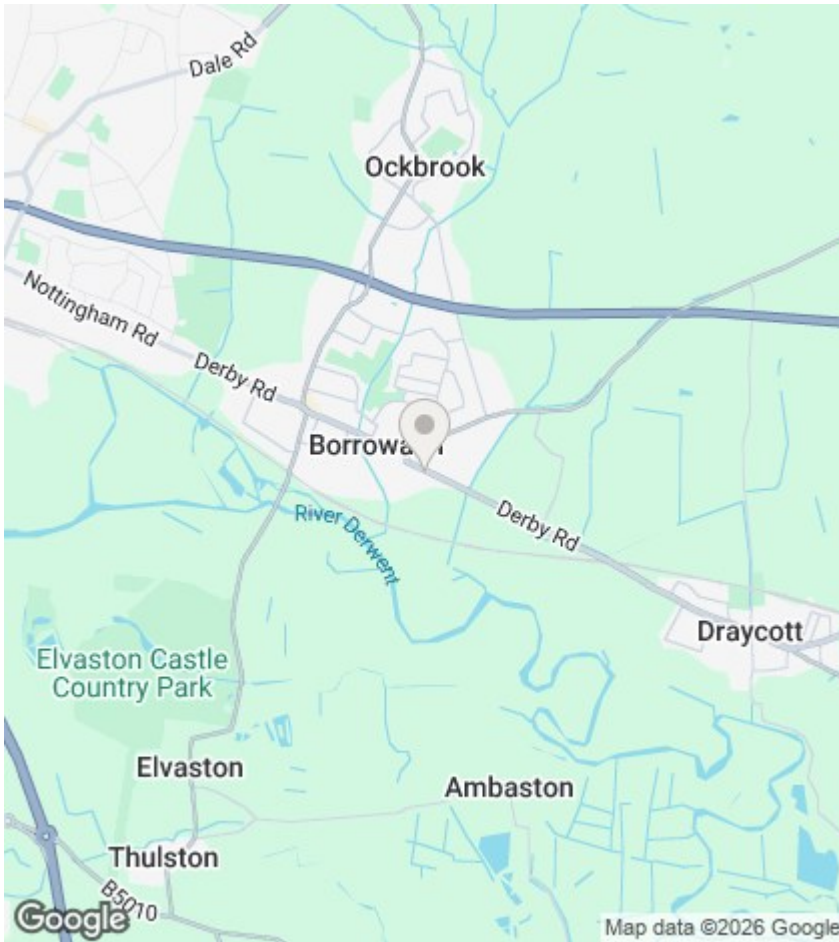
To the first floor are two double bedrooms (with new carpet being fitted to bedroom two) and single bedroom, family bathroom with white bath with shower over, low level WC and vanity sink.

Outside the property is ample driveway parking and beautiful rear garden with patio and extensive lawn enclosed with timber fencing and side access gate. Available Mid April (or by negotiation). Accompanied viewings.



Council Tax Band: A





Directions

Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			90
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	