



Washington Cottages,
Borrowash, Derbyshire
DE72 3GJ

£230,000 Freehold



A CHARMING TWO BEDROOM MID TERRACED COTTAGE BURSTING WITH CHARACTER, SITUATED IN A HIGHLY SOUGHT AFTER LOCATION AND IDEAL FOR A FIRST TIME BUYER.

Robert Ellis are delighted to bring to the market this delightful cottage which retains a wealth of original features and offers a warm and inviting feel throughout. A particular feature of the property is that it is the only cottage within the row to retain its original sash windows to the front elevation, enhancing both its character and kerb appeal and the front roof has also been replaced. The accommodation comprises a cosy lounge featuring parquet flooring and a log burner, creating a wonderful focal point to the room. To the rear is a dining room overlooking the garden, which in turn provides access to the attractive farmhouse-style kitchen, perfectly suited to the character of the home.

To the first floor are two well proportioned bedrooms, with the principal bedroom benefitting from sash windows to the front elevation and a feature fireplace, adding further charm and character. Externally, the property enjoys a pleasant rear garden and the added advantage of off road parking to the rear, a rare feature for a property of this style. Offering a wonderful blend of period charm and practical living, this lovely cottage would make an ideal purchase for a first time buyer. An internal viewing is highly recommended to fully appreciate the character, features and location on offer.

Borrowash village is extremely popular and has a Co-op convenience store, Bird's bakery, a butchers, fishmongers and other shops, there are local schools within easy reach, healthcare and sports facilities, walks in the surrounding picturesque countryside including Elvaston Castle, there are a number of well known local pubs at nearby Ockbrook which again is only a few minutes drive away and the excellent transport links include J25 of the M1, East Midlands Airport, stations at East Midlands Parkway, Derby and Long Eaton and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Lounge

10'10" x 10'10" approx (3.30m x 3.30m approx)

Door to the front, sash window to the front, log burner, exposed brick fireplace, parquet flooring and door to:

Dining Room

10'10" x 10' approx (3.30m x 3.05m approx)

Double glazed window to the rear, open to kitchen, door with stairs to the first floor, tiled flooring.

Kitchen

7'5" x 5'4" approx (2.26m x 1.63m approx)

Double glazed window and door to the rear, tiled flooring, matching wall and base units, sink, integrated fridge freezer, integrated washing machine, four ring induction hob with extractor over, integrated electric oven.

First Floor Landing

With doors to:

Bedroom 1

10'10" x 10'10" approx (3.30m x 3.30m approx)

Sash window to the front, wooden flooring, feature fireplace, cast iron radiator.

Bedroom 2

10'10" x 4'9" approx (3.30m x 1.45m approx)

Double glazed window to the rear, cast iron radiator.

Bathroom

Panelled bath with mains flow shower over, pedestal wash hand basin, low flush w.c., loft access hatch, cast iron radiator, storage.

Outside

To the front of the property there is a small pathway to the front garden.

The rear garden has parking, tiered garden with a gravelled area, patio, shrub borders, fencing to the boundaries.

Directions

Proceed out of Long Eaton and through the villages of Breaston and Draycott continuing along Draycott Road until you reach Borrowwash. Quillings Way is immediately on the right.

9317CO

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 5mbps Superfast 55mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

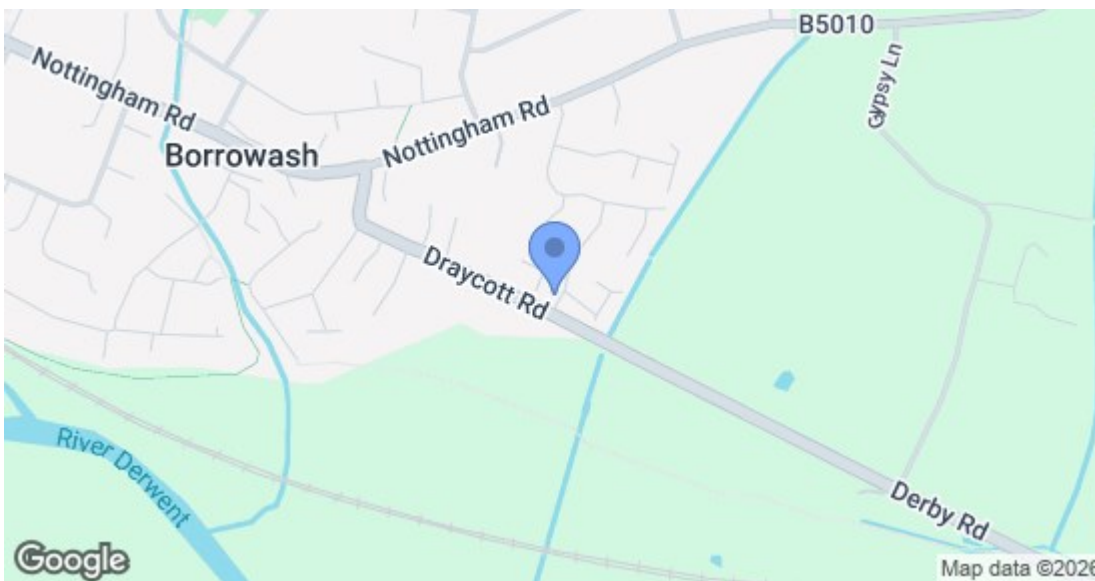
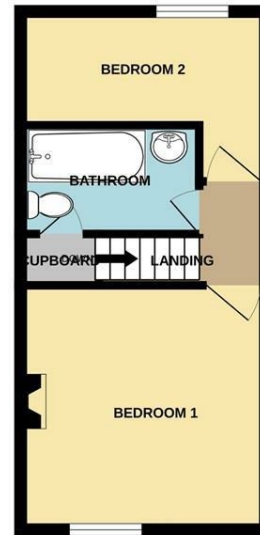
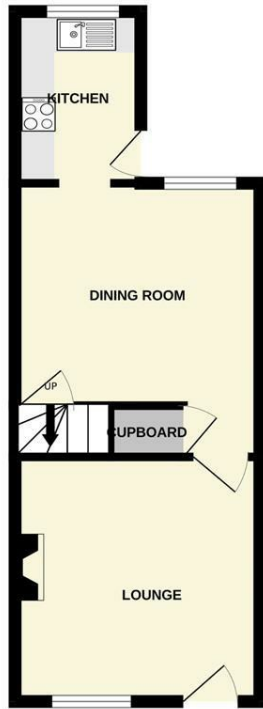
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.