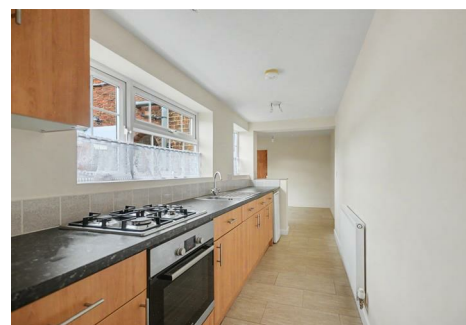




95 Victoria Avenue, Borrowash, Derby, DE72 3HF

£950 Per Month

- Victorian Mid Terraced Property
- Two Reception Rooms
- Two Bedrooms
- Large Rear Garden
- Village Location
- Kitchen & Utility Room
- Shower Room
- Available Now

95 Victoria Avenue, Derby DE72 3HF

Nestled in the charming village of Borrowwash, Derby, this delightful Victorian mid-terraced house offers a perfect blend of character and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

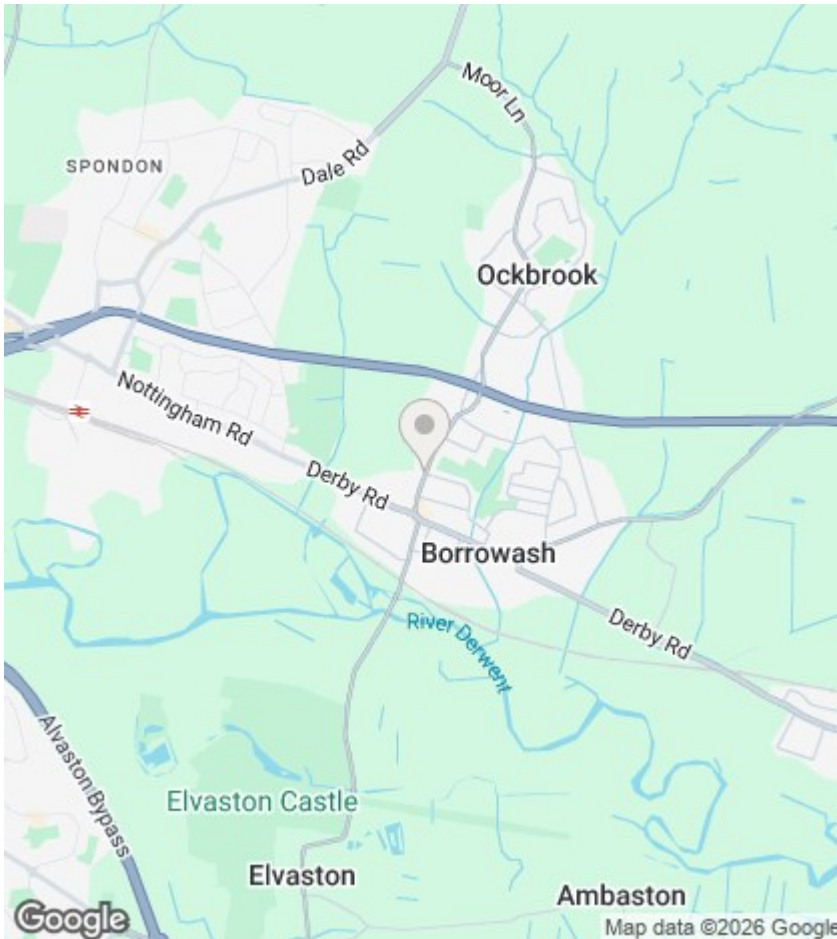
Upon entering, you are welcomed into a spacious reception room that exudes warmth and charm, perfect for relaxing or entertaining guests. The second reception room provides additional space, which can be utilised as a dining area or a cosy study, catering to your lifestyle needs. The kitchen is functional and well-equipped, making meal preparation a pleasure.

One of the standout features of this property is the generous garden, which offers ample outdoor space for gardening, play, or simply enjoying the fresh air. The village location enhances the appeal, providing a sense of community while still being conveniently close to local amenities.



Council Tax Band: A





Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR

