Lot 242 6 Newbold Avenue, Borrowash, Derbyshire, DE72 3GL



All enquiries Ref: James Paterson



- **Freehold three floor semi-detached house requiring modernisation**
- **Full vacant possession**



Location:
The property is situated on Newbold Avenue which is located off Nottingham Road via Draycott Road. Public transport links include Derby mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A52 and M1 Motorway. Shopping amenities can be found locally within Borrowash Village Centre with an extensive range of shops, bars and restaurants being found in Derby City Centre. Recreational pursuits can be found locally at the open spaces of Elvaston Castle Country Park and the River Derwent corridor.

Description:
Freehold semi-detached house arranged over ground, first and second floors requiring modernisation.

Accommodation:
Second floor: Loft room
First floor: Three bedrooms, bathroom/WC
Ground floor: Reception room, kitchen/diner, conservatory, cloakroom/WC
Outside: Driveway to the front and rear garden



Gross Internal Area GIA (Source: EPC)
Approximately 86 sq m (925 sq ft)

EPC rating: D

Council Tax Band: A

To view:
Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



