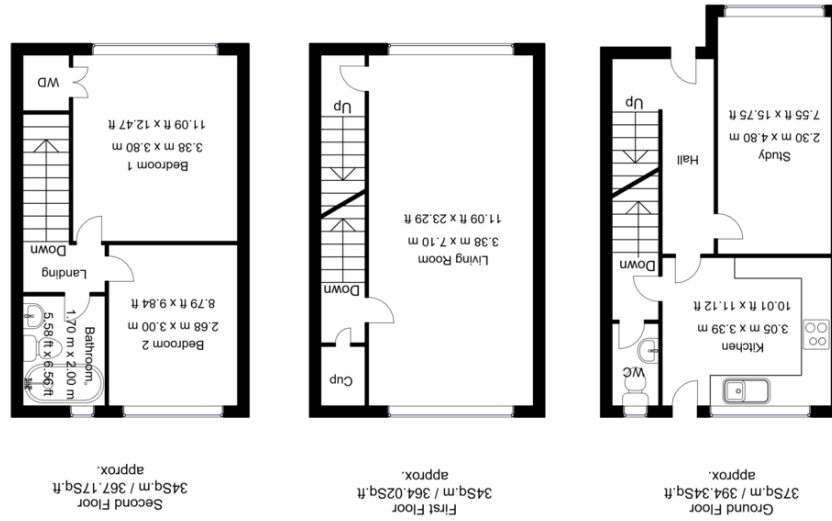


Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Errors and omissions are drawn to scale based on interior measurements. Any figure given is for real guidance only and should not be relied upon for making purchase decisions. These plans are for marking purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on the plan. CC BY 02018



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



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17 Rectory Road, Breaston, Derbyshire, DE72 3EH

Asking Price Of £230,000



Two bedroom attached town house located in Breaston, Derbyshire

For sale with no upwards chain a two bedroom mid terrace town house situated in the very sort after area of Breaston



WALLACE · JONES
ESTATE AGENTS, VALUERS AND AUCTIONEERS

Property Description

For sale with no upwards chain a two bedroom mid terrace townhouse ideally located in the desirable and sort after village of Breaston. Conveniently close by to the property is easy walking distance of the local shops provided by Breaston whilst there are Asda and Tesco superstores and numerous other retail outlets found in Long Eaton where there are health care and sports facilities, walks in the surrounding picturesque countryside and excellent transport links which include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway station, the A52 and other main roads all of which provide good access to both Nottingham and Derby.

The property benefits from double glazing and gas central heating throughout. The property has been well maintained throughout and offers move in condition however would benefit from modernisation in areas and for a new home owner to improve to their taste. The property benefits from two reception rooms, driveway and enclosed rear garden and is also walking distance to Perks Park. In brief the property comprises, Hallway, Kitchen, dining room, to the first floor, bathroom and living room, to the second floor two double bedrooms. Outside to the front of the property is a driveway that allows access to the rear enclosed garden. The rear garden is primarily lawn with a small patio along with established shrubs and bushes.



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KITCHEN/BREAKFAST ROOM: 10' 0" x 11' 1" (3.05m x 3.39m) Double glazed upvc window and door to rear. Access to under stairs storage and WC. Over and under counter units, space for fridge/freezer, space for washing machine, space for dishwasher, sink with drainer.

DINING ROOM: 7' 6" x 15' 8" (2.30m x 4.80m) Double glazed upvc window to the front, carpet and radiator.

LIVING ROOM: 11' 1" x 23' 3" (3.38m x 7.1m) Located on the first floor with dual aspect double glazed upvc windows to front and back a generous sized space with radiator and carpet.

BATHROOM: 5' 6" x 6' 6" (1.7m x 2m)

BEDROOM ONE: 11' 1" x 12' 5" (3.38m x 3.8m) Double glazed upvc window to the front, radiator and carpet.

BEDROOM TWO: 8' 9" x 9' 10" (2.68m x 3.00m) Double glazed upvc window to rear, radiator and carpet.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only through Wallace Jones Estate Agents.

