

HoldenCopley

PREPARE TO BE MOVED

Rectory Road, Breaston, Derbyshire DE72 3EH

Guide Price £200,000 - £240,000

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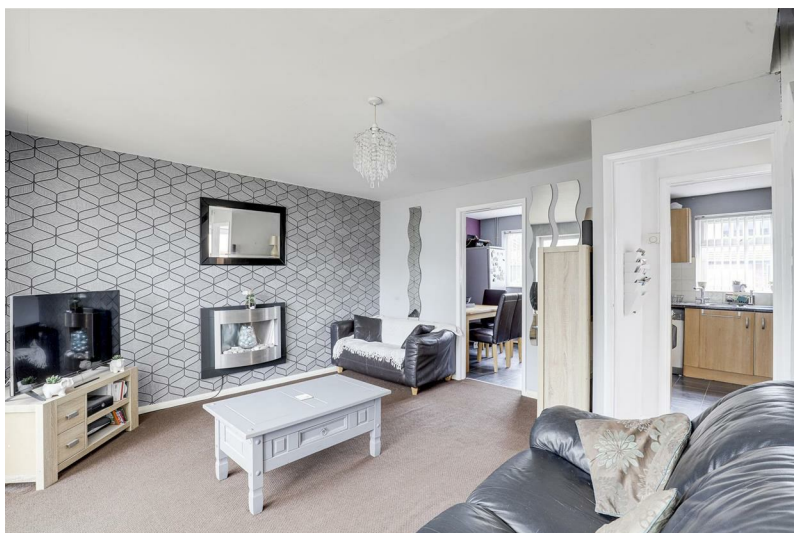


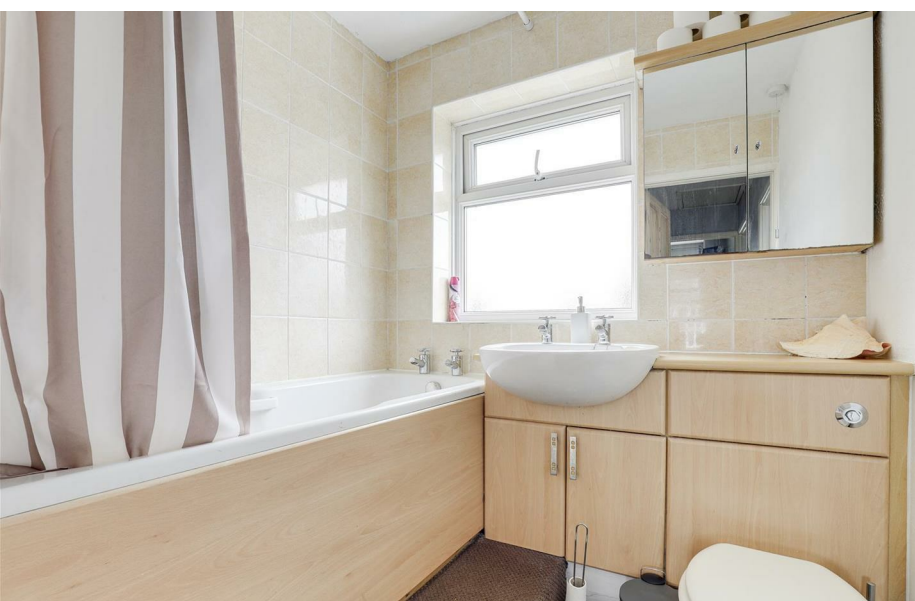
GUIDE PRICE £200,000 - £220,000

LOCATION, LOCATION, LOCATION...

This three-bedroom semi-detached house is located in the sought-after village of Breaston, offering easy access to local amenities, schools and transport links, ensuring convenience for daily life while enjoying the charm of a peaceful residential area. As you step through the front door, you are welcomed by an entrance hall leading to a fitted kitchen. The ground floor also features a spacious living room, perfect for relaxation or entertaining guests, which leads to a delightful conservatory, providing additional living space with views of the garden. Upstairs, the first floor hosts three bedrooms and a three-piece bathroom suite. Outside, the property benefits from a private driveway and a garage, ensuring ample off-road parking and storage space. The enclosed garden is perfect for outdoor dining, gardening or simply unwinding. This property is a rare opportunity to own a family home in a prime location.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Driveway & Garage
- Private Enclosed Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, an in-built storage cupboard and a single UPVC door providing access into the accommodation

Kitchen

15'11" x 8'5" (4.86m x 2.59m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, an integrated hob, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a dining table, a radiator, tiled splashback, tiled flooring and two UPVC double glazed windows to the front elevation

Living Room

15'11" x 12'11" (4.86m x 3.94m)

The living room has carpeted flooring, a wall-mounted fireplace, a TV point, a radiator and double doors providing access to the conservatory

Conservatory

10'11" x 7'2" (3.34m x 2.20m)

The conservatory has wood-effect flooring, a polycarbonate roof, a UPVC double glazed window surround and UPVC double French doors providing access to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the loft and first floor accommodation

Bedroom One

11'0" x 9'7" (3.36m x 2.94m)

The main bedroom has wood-effect flooring, an open access storage cupboard and a UPVC double glazed window to the front elevation

Bedroom Two

9'7" x 8'11" (2.94m x 2.72m)

The second bedroom has wood-effect flooring, an open access storage cupboard, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

8'8" x 6'0" (2.65m x 1.83m)

The third bedroom has wood-effect flooring, two storage cupboards, a radiator and a UPVC double glazed window to the front elevation

Bathroom

6'0" x 5'10" (1.83m x 1.79m)

The bathroom has a low-level dual flush W/C, a vanity-style wash basin, a panelled bath, a radiator, partially tiled walls and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway with access to the garage providing ample off-road parking

Rear

To the rear of the property is a private enclosed garden with a lawn, a stone chipped area and panelled fencing

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G- Some coverage of 3G

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

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

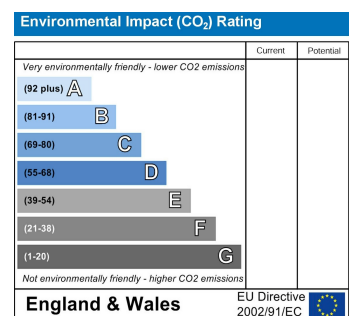
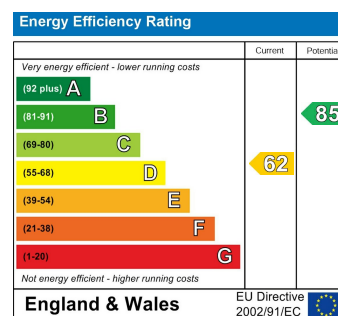
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies.

Details are available upon request.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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