

HoldenCopley

PREPARE TO BE MOVED

Draycott Road, Sawley, Derbyshire NG10 3BX

Guide Price £260,000

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NO UPWARD CHAIN...

This two-bedroom detached bungalow is located in a convenient and well-connected area, close to local shops, parks, and schools. Upon entering the property, you are greeted by a newly renovated kitchen with modern fittings. The living and dining room is a well-presented and versatile space and includes a wall-mounted electric fireplace. To the rear of the property, there are two double bedrooms that both offer access to the rear garden with double French doors - a unique feature that provides practical and comfortable accommodation. The bathroom has also been fully updated with new fixtures and a clean, modern design. Outside, the front of the property includes a driveway providing off-street parking and a lawned garden. To the rear, there is a private enclosed garden with a paved patio seating area and a lawn.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Fully Renovated Kitchen
- Living/Dining Room With An Electric Fireplace
- Modern Renovated Bathroom
- Private Enclosed Garden
- Off-Street Parking
- Great Transport Links
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Kitchen

14'11" x 8'6" (max) (4.56m x 2.61m (max))
The kitchen has a range of fitted gloss handleless base and wall units with worktops, a ceramic sink with a mixer tap and a drainer, an integrated double-oven with a hob and an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, an in-built storage cupboard, tiled flooring, recessed spotlights, a UPVC double-glazed window to the side elevation, and a single composite door providing access into the accommodation.

Corridor

8'9" x 2'7" (2.67m x 0.80m)
The corridor has tiled flooring, a recessed spotlight, and access to the fully insulated, partially boarded loft with lighting via a drop down ladder.

Living/Dining Room

17'1" x 10'4" (max) (5.22m x 3.16m (max))
The living/dining room has carpeted flooring, a wall-mounted electric fireplace, a radiator, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Master Bedroom

12'4" x 10'4" (3.77m x 3.17m)
The master bedroom has carpeted flooring, a radiator, recessed spotlights, and double French doors leading out to the rear garden.

Bedroom Two

8'6" x 8'5" (max) (2.60m x 2.58m (max))
The second bedroom has carpeted flooring, a radiator, recessed spotlights, and double French doors leading out to the rear garden.

Bathroom

6'2" x 5'4" (1.88m x 1.65m)
The bathroom has a low level dual flush W/C, a wall-mounted wash basin, and a panelled bath with a handheld shower fixture and a bi-folding shoe screen, tiled flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking for multiple cars, a lawned garden with some plants and bushes, gated access to the rear of the property, and fence panelled boundaries.

Rear

To the rear of the property is a south facing garden with a paved patio seating area, a lawn, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

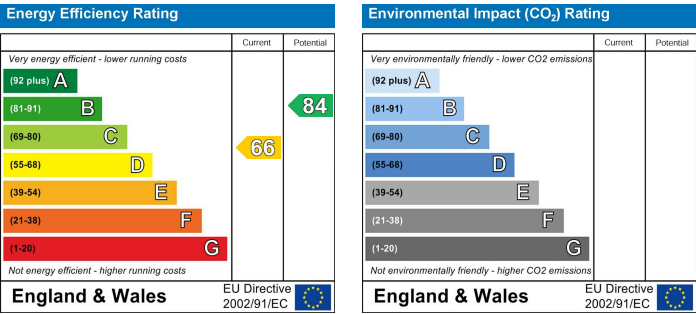
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

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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 licence 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.

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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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