

# HoldenCopley

PREPARE TO BE MOVED

Victoria Avenue, Draycott, Derbyshire DE72 3PL

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Offers Over £220,000

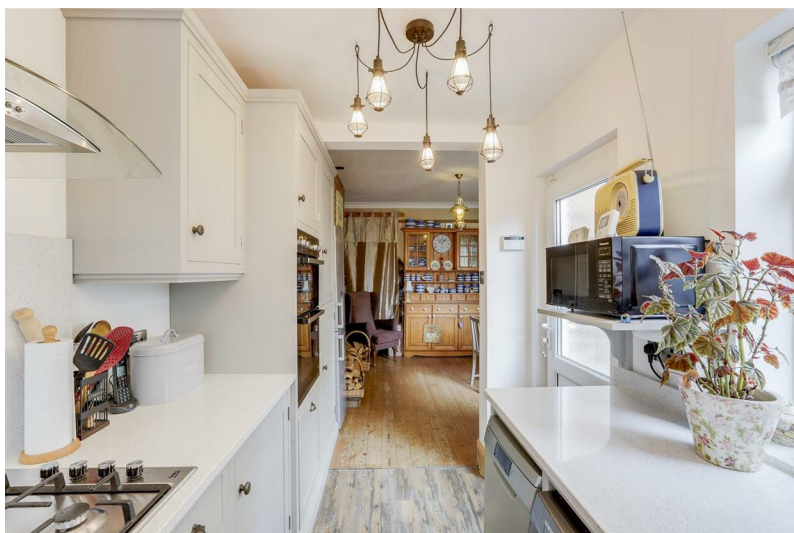
Victoria Avenue, Draycott, Derbyshire DE72 3PL



BEAUTIFULLY-PRESENTED THROUGHOUT...

Full with charm and character, this beautifully presented two-bedroom mid-terrace Victorian house effortlessly blends original features with modern comforts. Situated in a popular and well-connected location, the home is just a short distance from a wide range of local amenities, including shops, reputable schools, and excellent commuting links. The property also benefits from a recently installed new roof, offering peace of mind and adding to its overall appeal. Upon entering, you are greeted by a welcoming living room that exudes warmth, complete with a feature log burner, the perfect spot to unwind. Flowing through to the dining room, you'll find another feature log burner set within an exposed brick surround, adding to the home's timeless appeal. The dining area opens seamlessly into a sleek, modern kitchen that has been thoughtfully designed and finished to a high standard, making it ideal for both everyday living and entertaining. Upstairs, the property offers two spacious double bedrooms, each full of natural light and character, along with a brand new, chic three-piece family bathroom designed with contemporary style and comfort in mind. Externally, on-street parking is available to the front of the property. To the rear, a generous, well-established garden awaits, complete with a patio seating area, a lawn, a variety of mature plants and shrubs, and a convenient outhouse for additional storage.

MUST BE VIEWED!





- Mid-Terrace Victorian House
- Two Double Bedrooms
- Two Reception Rooms With Log Burners
- Modern Kitchen
- Newly Fitted Stylish Bathroom
- On-Street Parking
- Generous Sized Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

11\*11" x 11\*10" (max) (3.65m x 3.63m (max))

The living room has exposed wooden flooring, a radiator, ceiling coving, a picture rail, a dado rail, a recessed chimney breast alcove with a feature log burner and an exposed brick surround and a UPVC double-glazed window to the front elevation.

Hall

3\*1" x 2\*7" (0.94m x 0.80m )

The hall has carpeted flooring and stairs.

Dining Room

12\*0" x 12\*0" (max) (3.67m x 3.66m (max))

The dining room has exposed wooden flooring, a radiator, ceiling coving, a picture rail, an in-built storage cupboard, a recessed chimney breast alcove with a feature log burner and an exosed brick wall surround, open-plan access to the kitchen and a UPVC double-glazed window to the rear elevation.

Kitchen

11\*6" x 6\*7" (3.51m x 2.03m )

The kitchen has a range of fitted oak base and wall units with granite worktops and splashback, an undermount butler sink with drainage grooves and perrin rowe taps, an integrated double oven, a gas ring hob & an extractor fan, space and plumbing for a washing machine & dishwasher, wood-effect flooring, two UPVC double-glazed windows to the rear and side elevations and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

18\*1" x 3\*8" (max) (5.52m x 1.12m (max))

The landing has carpeted flooring, an original fireplace, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

12\*0" x 11\*11" (max) (3.66m x 3.64m (max))

The main bedroom has carpeted flooring, a radiator, a picture rail, an in-built storage cupboard, an original fireplace and a UPVC double-glazed window to the front elevation.

Bedroom Two

12\*1" x 9\*6" (max) (3.70m x 2.90m (max))

The second bedroom has laminate wood-effect flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

Bathroom

11\*7" x 6\*9" (3.55m x 2.06m )

The bathroom has a high-level flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a column radiator, partially tiled walls, tiled flooring, an in-built storage cupboard, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking and a shared alley way to provide access to the rear garden.

Rear

To the rear of theproperty is an enclosed established garden with a patio seating area, a lawn, a gravel pathway, a variety of plants and shrubs, a shed, access to the outhouse, fence panelling and brick-wall boundaries.

Outhouse

8\*1" x 6\*10" (2.48m x 2.09m )

The outhouse provides ample storage space and a UPVC double-glazed window to the rear elevation.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, nexfibre

Broadband Speed - Ultrafast Broadband available with the highest download speed at 10000Mbps & Highest upload speed at 10000Mbps

Phone Signal – Good coverage of Voice, 4G & some 5G

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 A

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 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.

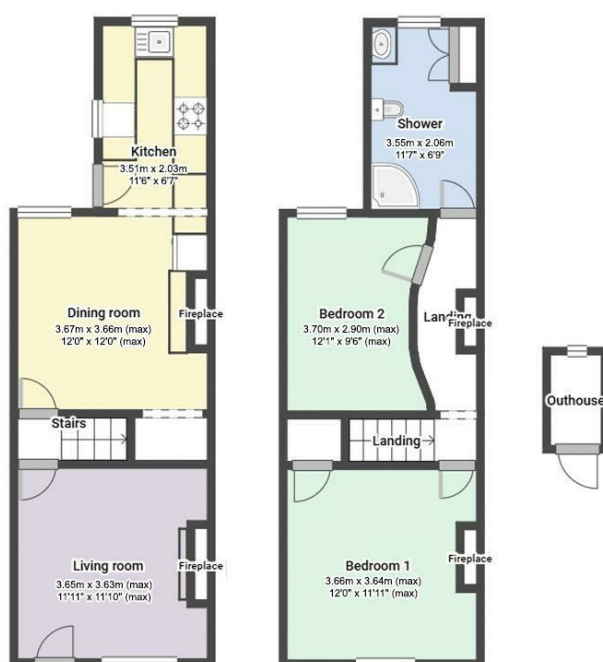
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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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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