

HoldenCopley

PREPARE TO BE MOVED

Town End Road, Draycott, Derbyshire DE72 3PT

Guide Price £160,000

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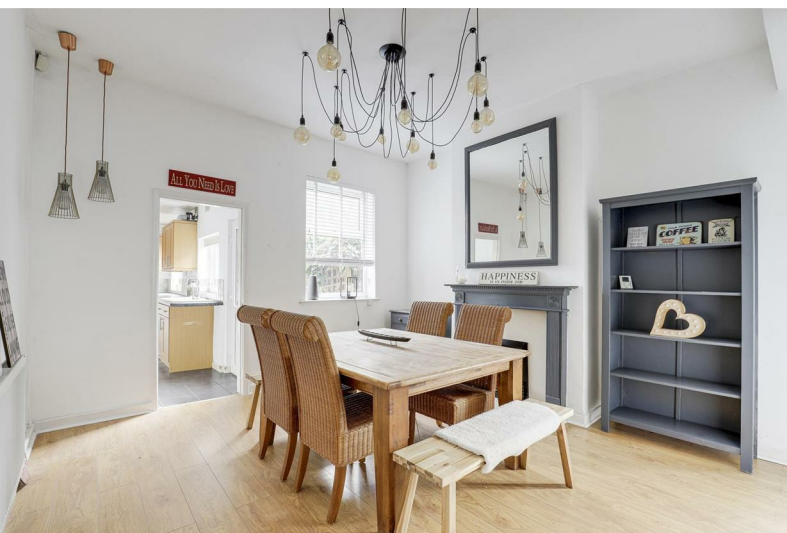


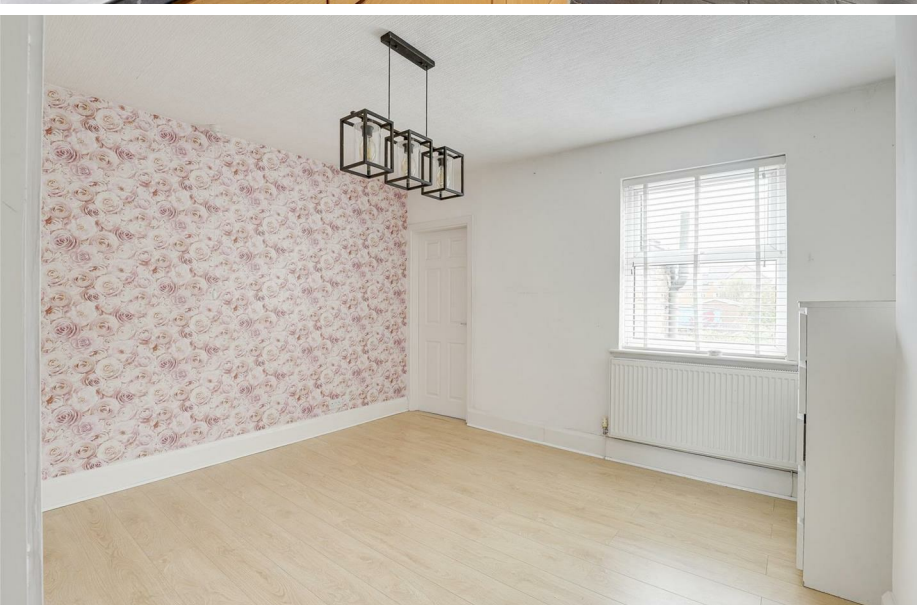
GUIDE PRICE £160,000 - £170,000

IDEAL FOR FIRST TIME BUYERS...

This deceptively spacious end-terrace house is well-presented throughout and offers the perfect opportunity for a first-time buyer looking for a home they can move straight into. Draycott offers a village lifestyle with a range of independent shops, cafes, a post office, and local pubs, alongside well-regarded schools nearby, making it ideal for families and professionals alike. The village benefits from easy access to Derby, Nottingham, and Long Eaton, with convenient bus routes and road links to the M1 and A52, making it a great base for commuters. Internally, the ground floor comprises a spacious dining room with a feature fireplace, a cosy living room complete with a wall-mounted flame-effect electric fire, and a fitted shaker-style kitchen offering plenty of storage and preparation space. To the first floor are two generously sized double bedrooms, a three-piece bathroom suite, and access to a boarded loft, providing useful additional storage. Outside, the property offers on-street parking to the front and a low-maintenance, private courtyard-style garden to the rear, featuring an artificial lawn, a paved patio area ideal for outdoor seating, and a garden shed. The property also benefits from a recently installed boiler, ensuring efficient and reliable heating throughout.

NO UPWARD CHAIN





- End-Terrace House
- Two Double Bedrooms
- Well Appointed Fitted Kitchen
- Two Spacious Reception Rooms
- Three Piece Bathroom Suite
- Private Low Maintenance Courtyard Style Garden
- Popular Village Location
- New Boiler
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Dining Room

15'5" x 12'11" (4.71m x 3.96m)

The dining room has a UPVC double-glazed window to the rear elevation, laminate flooring, carpeted stairs, an under the stairs cupboard, a radiator, a feature fireplace with a decorative surround and a single UPVC door providing access into the accommodation.

Living Room

12'11" x 11'5" (3.96m x 3.48m)

The living room has UPVC double-glazed windows to the front and side elevation, wooden flooring, a radiator and a wall-mounted flame effect electric fireplace.

Kitchen

17'5" x 5'10" (5.32m x 1.80m)

The kitchen has a range of fitted shaker style base and wall units with worktops and a tiled splashback, space for a freestanding cooker with an extractor hood, space for an under the counter fridge, a sink and a half with a drainer and a swan neck mixer tap, tiled flooring, a radiator, recessed spotlights, UPVC double-glazed windows to the side elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

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

Master Bedroom

12'11" x 12'10" (3.96m x 3.92m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and access into the boarded loft via a drop-down ladder.

Bedroom Two

12'11" x 12'7" (3.96m x 3.84m)

The second bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator, fitted floor floor to ceiling wardrobes and access into the bathroom.

Bathroom

8'11" x 5'10" (2.72m x 1.80m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, tiled flooring, partially tiled walls, a radiator and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Outside is on street parking and a private courtyard style garden with an artificial lawn and a paved patio, a shed, an outdoor tap and a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 10000 Mbps (Highest available

download speed) 10000 Mbps (Highest available upload speed)

Phone Signal – All 5G, most 4G & some 3G available

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 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.

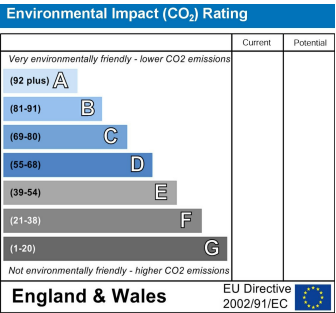
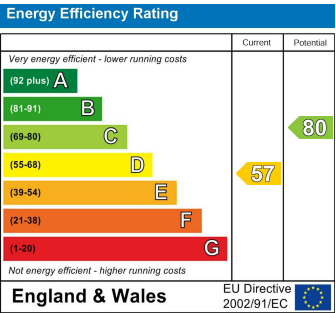
The vendor has advised the following:

Property Tenure is Freehold

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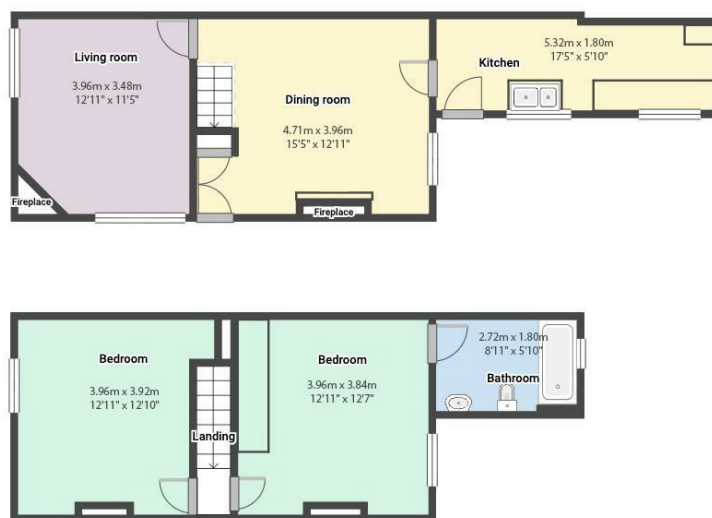
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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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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