

61 Walter Street, Draycott, DE72 3NU

Price Guide £165,000



DESCRIPTION & ACCOMMODATION

DO NOT MISS YOUR CHANCE TO VIEW!

GUIDE PRICE £165,000 TO £175,000

REQUIRING UPDATING AND MODERNISATION
THROUGHOUT

SUBSTANTIAL EX LOCAL AUTHORITY PROPERTY IN
DRAYCOTT

LARGE!!!! REAR GARDEN

ONWARD POTENTIAL TO EXTEND (stp)

LOVELY OPEN ASPECT TO REAR

A PROPERTY WITH POTENTIAL

IF YOU ARE READY TO TAKE ON A PROJECT?

CALL US ON 0115 9727808

OPPORTUNITY KNOCKS! *DO NOT MISS*

OFFERED WITH A PRICE GUIDE OF £165,000 TO £175,000

SUBSTANTIAL EX LOCAL AUTHORITY PROPERTY IN POPULAR
LOCATION

REQUIRING UPGRADE AND MODERNISATION WITH LARGE GARDEN
TO REAR!



DESCRIPTION & ACCOMMODATION

WOW ! what an opportunity we have to offer with this superb ex local authority property within the sought after location of Draycott Village. This deceptive property sits on an extensive plot with the rear garden extending to approximately 100' in depth and approximately 34' across. with open aspect and views over open countryside, the land and the property would lend themselves to FURTHER DEVELOPMENT AND EXTENSION (subject to relevant consents and planning which may be required)

ACCOMMODATION COMPRISING

Entrance hallway, lounge, separate dining room, kitchen, range of internal brick built store rooms, WC etc.

To the first floor there are three bedrooms ,shower room and separate WC

OUTSIDE

Off road parking and garden

ENTRANCE HALLWAY

Entered via a double-glazed door leading into the allway with central heating radiator, additional double-glazed window to side elevation, stairs ascending to first floor and doors to:

LOUNGE

With double-glazed window to front elevation , chimney breast with original tiled hearth and mantle over, wall mounted gas fire and recess alcove to one side, central heating radiator, telephone, TV and power points and door leading through to :

DINING ROOM

With double-glazed window to rear elevation overlooking the rear FABULOUS REAR GARDEN, power points and opening through o:

KITCHEN

A reasonable size kitchen with room for a breakfast table, fitted with a range of wall and base units beneath round edge worksurfaces and tiled splash back to sink area, sink unit with taps over, appliance space for gas cooker, fridge,etc. plumbing and space for washing machine and two separate doors to storage cupboards, one being a full pantry with "original "cold slab" , the other providing additional storage, there is also a door returning back to the hallway and to the side a double-glazed door opens into:

NB: We are advised that some of the white goods as seen at the property may be available to the purchaser if wished) (appliances are not tested)

UNDERCOVER UTILITY / STORAGE AREA

This is certainly a really useful additional storage area with double-glazed doors to front and rear elevations.

Comprising three brick stores , one as a tool shed , one with a WC and to the rear a larger unit with power and light connected and considered suitable as a Utility room with double- glazed window to rear.





FIRST FLOOR LANDING

With stairs ascending from hallway to first floor, double-glazed window to side elevation, airing cupboard with shelving and access to loft space with pull down ladder and doors to:

BEDROOM ONE

A good double bedroom with double-glazed window to front elevation, sliding door to wardrobe / storage recess, central heating radiator and power points.

BEDROOM TWO

A second double bedroom with double-glazed window overlooking the FABULOUS REAR GARDEN, central heating radiator and power points

BEDROOM THREE

A good single bedroom with double-glazed window to front elevation, central heating radiator and power points, door to walk in wardrobe/ storage cupboard.

SHOWER ROOM

With modern double shower cubicle, electric shower with glass screen, pedestal wash hand basin . central heating radiator and double-glazed window to rear elevation.

SEPARATE WC

Fitted with a low level WC and has a double-glazed window to side elevation

OUTSIDE

To the front elevation there is a low walled boundary with double gated entrance to driveway parking and pathway to the front door, in addition easy to manage garden with areas of lawn and flower borders.

TO THE REAR

Now this is where the property really comes into its own! with a FABULOUS REAR GARDEN we are advised extending to some 100' x 34' offering HUGE POTENTIAL to extend the property (subject to relevant planning or consents which may be required.

With large expanse of Lawn, flower beds, Timber shed to rear and lovely open aspect views

VIEWING HIGHLY ADVISED

TENURE AND VIEWINGS

TENURE

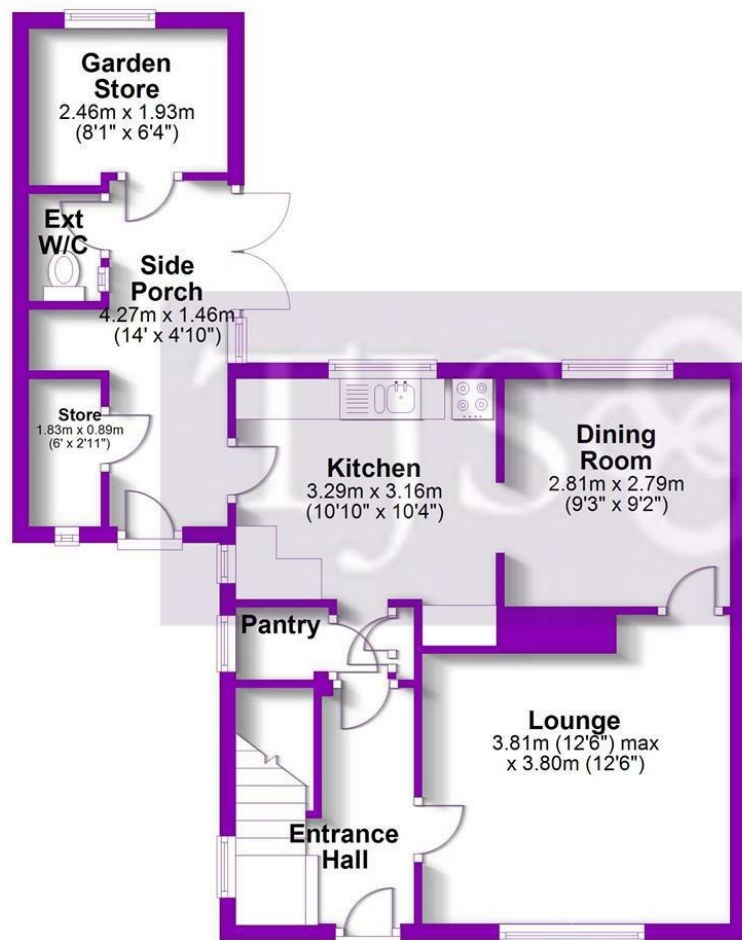
Freehold with vacant possession upon completion

VIEWINGS

Strictly by appointment with TJS Property People who would be pleased to provide any further information which may be required

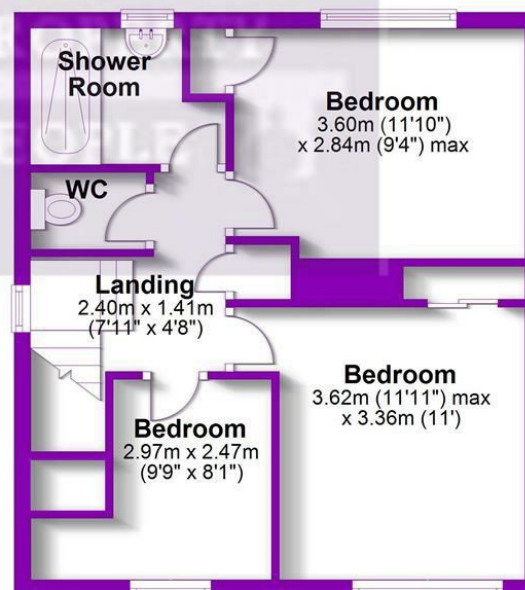
Ground Floor

Approx. 57.0 sq. metres (613.4 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



Total area: approx. 98.5 sq. metres (1060.3 sq. feet)

TJS Reference:

Property Type: House - Semi-Detached

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Postal Code: DE72 3NU

EPC: C

Directions

From Long Eaton proceed in the direction of Breaston and in turn continuing to the village of Draycott, after reaching the village square just a short distance further you will see the entrance to Gertrude Road, take this turning on the right hand side and follow until you reach Walter Street on the left. Carry on down Walter Street until you reach number 61 on the right hand side clearly identified by our for sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
	84		
	69		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 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 the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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