



Market Street,  
Draycott, Derbyshire  
DE72 3NB

**Price Guide £175-180,000**  
**Leasehold**





A TRADITIONAL TWO BEDROOM TOWN HOUSE SITUATED IN THIS CHARACTERFUL CONVERTED MILL IN THE HEART OF THE VILLAGE OF DRAYCOTT.

Being sold with the benefit of no upward chain, Robert Ellis are extremely pleased to bring to the market a property that would ideally suit the first time buyer, professional couple or buy to let investor. This beautiful Grade II listed building offers unique accommodation over two floors and is very spacious throughout with lots of storage. An internal viewing is a must to fully appreciate the accommodation on offer.

The property derives the benefit of gas central heating (the boiler was fitted in February 2019) and in brief the accommodation comprises entrance hallway with new tiled flooring, solid oak internal doors to two bedrooms and bathroom and stairs to the first floor which leads to a stunning, light and airy open plan living area with vaulted beamed ceiling, fitted modern kitchen benefiting from integrated appliances.

Draycott village has a number of amenities and facilities including local shops and schools for younger children whilst there are further shopping facilities in nearby towns and villages such as Breaston, Borrowash and Long Eaton where there are Tesco and Asda superstores as well as many other retail outlets. There is also Pride Park and Derby within easy reach. There are schools for older children in Long Eaton and Sandiacre, there are health care and sports facilities, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midland towns and cities.



### Entrance Hall

Front entrance door, stairs leading to the first floor and solid oak internal doors, radiator, understairs storage cupboard and door to:

### Bedroom 1

11'9 x 8'5 approx (3.58m x 2.57m approx)

Window to the rear, radiator, full length fitted wardrobes with mirror door, telephone point.

### Bedroom 2

12'5 x 8'3 approx (3.78m x 2.51m approx)

Window to the front, radiator and full length and height fitted wardrobes.

### Shower Room

Double standing shower cubicle with glass screen, shower from the mains, low flush w.c., vanity wash hand basin with cupboard under, heated towel rail, recessed lighting, fully tiled walls and splashbacks and tiled floor.

### First Floor Landing

### Open Plan Living Area

### Lounge Area

16'8 x 16'2 approx (5.08m x 4.93m approx)

Solid oak wood floor, three radiators, window to the front, TV and telephone points and Velux window.

### Kitchen

8'6 x 8'2 approx (2.59m x 2.49m approx)

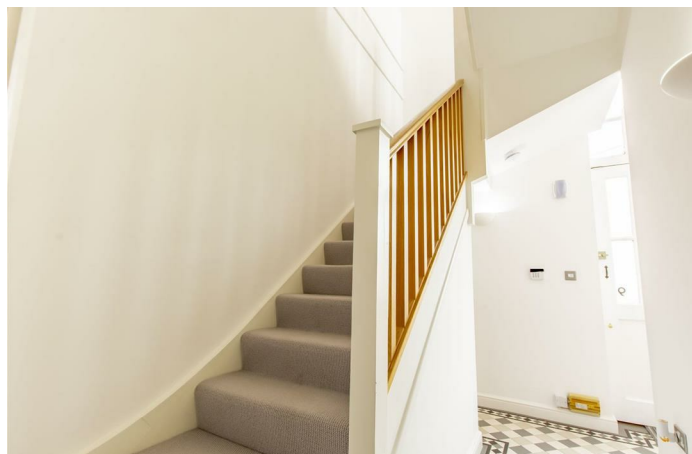
Solid oak wood floor, high gloss white wall, base and drawer units with roll edged work surfaces, built-in microwave, oven and grill, gas hob with extractor hood over, built-in fridge freezer, washing machine and dishwasher, 1½ bowl inset sink with waste unit and mixer tap, under cupboard and pelmet lighting, window to the rear and kickboard heater.

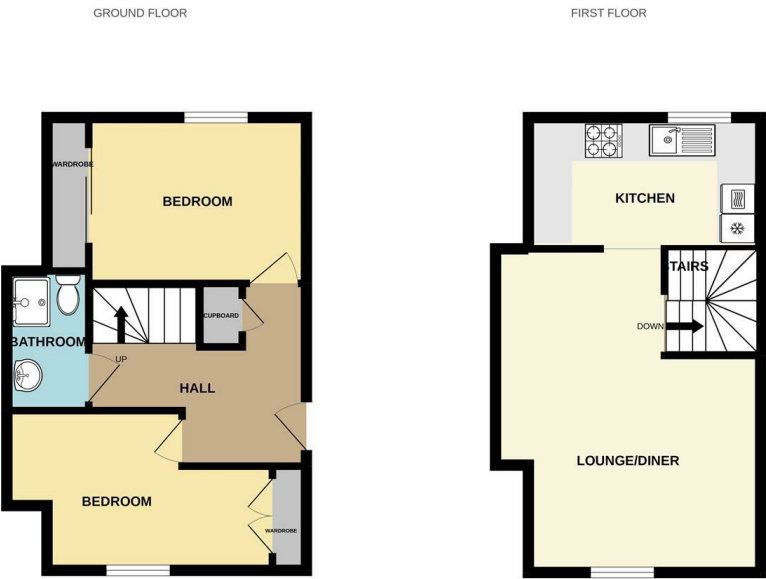
### Agents Notes

The property is held leasehold with a 125 year which started 1st January 2003 and there is a monthly charge of £85 which includes buildings insurance.

### Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and through the village of Breaston and into Draycott. Turn left onto Market Street where Draycott Mill can be found on the right hand side.  
6631AMEC





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		58
(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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