



Market Street,  
Draycott, Derbyshire  
DE72 3NB

**£145,000 Leasehold**



A UNIQUE TWO DOUBLE BEDROOM TOWN HOUSE WHICH HAS OPEN PLAN LIVING SPACE AT THE FIRST FLOOR LEVEL WITH TWO DOUBLE BEDROOMS BEING SOLD WITH NO UPWARD CHAIN

Robert Ellis are delighted to market this interesting two double bedroom home which we feel will suit a whole range of buyers, from people looking to buy their first property in walking distance of the centre of Draycott or alternatively rent out. The property has many individual features from when it was originally a Mill building and includes a vaulted ceiling in the main open plan living space at the first floor level and feature cast iron glazed windows to both the front and rear. For the size and layout of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. Draycott is an award winning village with a number of local amenities and facilities with further shops being found in the nearby villages of Breaston and Borrowwash as well as Long Eaton which is only a few minutes drive away.

The property is entered through a communal reception hall which serves just two properties and the front door to the property we are selling takes you into a reception hall, from which there are stairs leading to the living accommodation at the first floor level and doors into the two double bedrooms, the main bedroom having a mezzanine area with ladders up to it and the fully tiled shower room which includes a mains flow shower system. The open plan living space includes a lounge/sitting and dining areas and the kitchen is fitted with wall and base units and includes several appliances which will remain at the property when it is sold. The mill building was converted approximately 20 years ago by a well known local developer who created nine homes within the original mill building.

There are number of local shops in Draycott and these are only a couple of minutes walk away from the property, there are Co-op stores in both the villages of Breaston and Borrowwash and main supermarkets in Long Eaton where there are Aldi, Tesco and Asda stores as well as many other retail outlets, if required there are schools for older children in Long Eaton and Sandiacre, there are healthcare and sports facilities, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Communal Hall

The property is entered through the communal hall which serves two properties and this has a wood panelled door with inset opaque glazed panels and an arched glazed panel above leading out to the front, there are doors leading to the two properties and the gas, electricity and water meters are housed in a fitted cupboard.

## Entrance Hall

4'2 x 13'2 approx (1.22m0.61m x 3.96m0.61m approx)  
Through the front door from the communal hall, the hallway leads to the bathroom, two double bedrooms and staircase up to the living kitchen. The hallway has laminate flooring and wall lights.

## Bedroom 1

14'8 x 11'8 approx (4.27m2.44m x 3.35m2.44m approx)  
Feature window to the rear, wall light points, wall mounted radiator, stairs to mezzanine storage level.

## Bedroom 2

11'6 x 7'7 approx (3.35m1.83m x 2.13m2.13m approx)

## Shower Room

7'5 x 7'1 approx (2.13m1.52m x 2.13m0.30m approx)  
Re-fitted six years ago with a large walk-in quadrant shower enclosure with mains fed shower over, semi recessed vanity wash hand basin with storage cupboards below, low flush w.c., ceiling light point, extractor fan, chrome heated towel rail, tiling to the floor and tiled splashbacks, mirror with integral light.

## Open Plan Living/Dining Kitchen

10'8 x 29'3 approx (3.05m2.44m x 8.84m0.91m approx)

This open living space benefits from having a dual aspect with feature original windows to the front and rear, vaulted open ceiling with pendant light points, wall light points, three wall mounted radiators, laminate flooring, stairs to the entrance hall, zoned area for living space with communal access video phone.

Re-fitted dining kitchen with a range of matching wall and base units incorporating laminate work surface over,

ceramic Franke sink with swan neck mixer tap, integral appliances such as dishwasher, Neff microwave, fridge freezer and washer/dryer, wall mounted gas central heating boiler housed in a matching cupboard, integral Hotpoint oven with four ring stainless steel gas hob over and stainless steel extractor hood above, tiled splashbacks, laminate flooring and Velux roof light and extractor fan.

## Agents Notes

The property is held leasehold with a 125 year lease commencing 1.1.03 and there is a monthly management fee of £95 which includes communal maintenance works and the building 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.  
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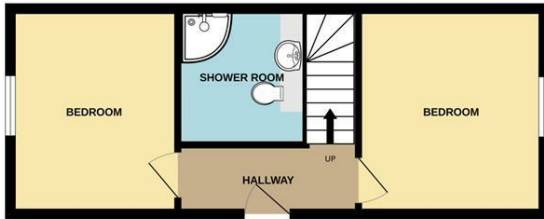
## Council Tax

Erewash Borough Council Band B

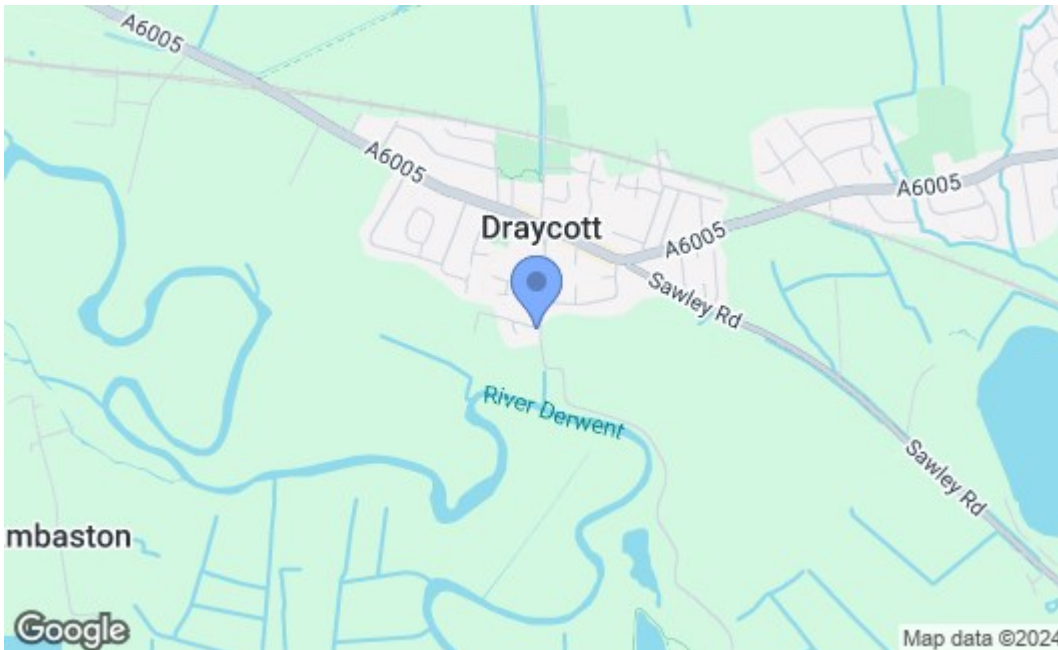
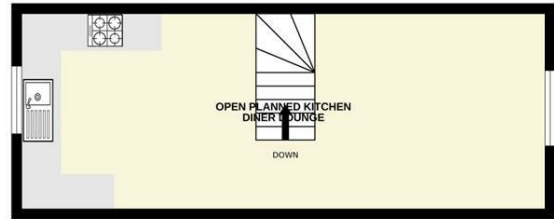




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.