

## 16 Sydney Road, Draycott, Derby, DE72 3PX

£850

- 2 bedroom terraced house
- 2 Reception Rooms
- Gas central heating and combi boiler
- Council tax Band = A
- Neutral décor and flooring throughout
- 2 double bedrooms
- Double glazed throughout
- Modern kitchen with cooking facilities
- Bathroom with shower over bath
- Off road parking to front

Directions

2 New Street Long Eaton, Nottingham, NG10 1HE  
0115 6713038

Viewings

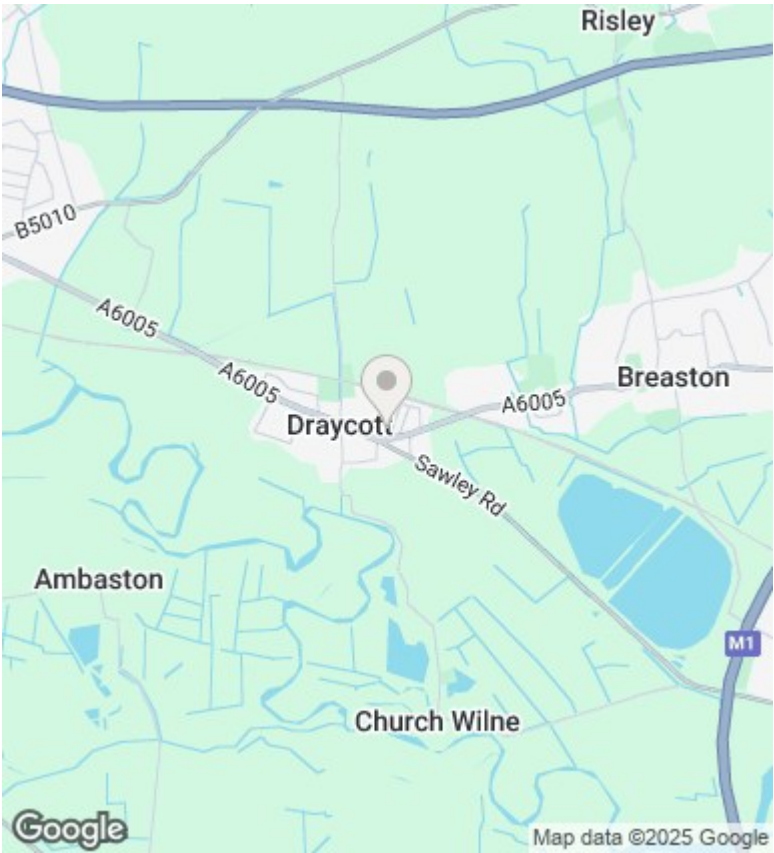
Viewings by arrangement only. Call 0115 6713038 to make an appointment.


Council Tax Band

A

EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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