



Villa Street,
Draycott, Derbyshire
DE72 3PZ

£165,000 Freehold

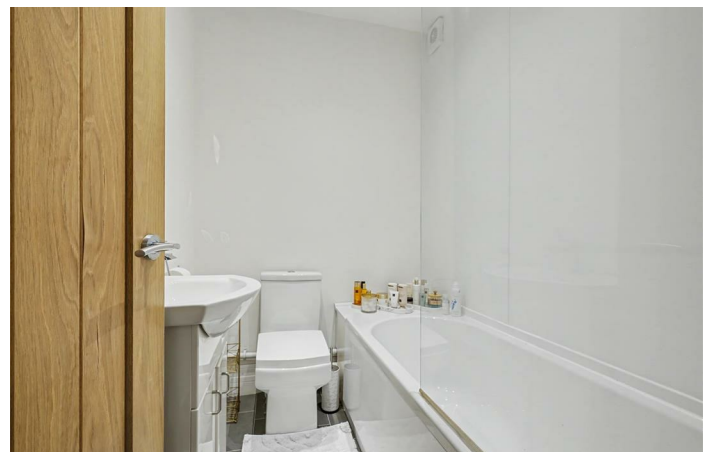


AN EXTREMELY WELL PRESENTED TWO BEDROOM MID TERRACED PROPERTY THAT IS LOCATED ON A QUIET ROAD IN THE POPULAR VILLAGE OF DRAYCOTT.

Robert Ellis are delighted to market this lovely home that would especially suit a first time buyer. If you are looking for a property where you can move straight in and enjoy your purchase this is definitely a must view. There is a low maintenance garden to the front with an entrance door opening into the living room. The living room is a good size with grey wood effect laminate flooring and access to the kitchen. The kitchen is modern fitted and provides ample space for all of your kitchen appliances.

There is a door leading to the garden and stairs rising to the first floor. The master bedroom is a generous sized double and the second bedroom would suit a home office or single bedroom. The bathroom is modern fitted with a three piece white suite and shower over the bath. The rear garden is made up of a courtyard with brick built outbuildings providing storage and a further enclosed garden that is fully enclosed.

Draycott has a number of local shops and schools for younger children with Long Eaton being only a short drive away where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets along with schools for older children, there are healthcare and sports facilities which includes several local golf courses, 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.



Living Room

11'9" x 12'11" approx (3.59m x 3.95m approx)

UPVC double glazed window to the front, UPVC door with half moon obscure double glazed light panel within and obscure light panel above, grey wood effect laminate flooring, radiator, recessed cupboard housing the consumer unit, oak door to:

Kitchen Diner

9'8" x 10'9" approx (2.95m x 3.28m approx)

Ceiling spotlights, UPVC double glazed window to the rear, UPVC panel and double glazed door with half moon obscure double glazed light panel above, Shaker style wall, base and drawer units with grey laminate work surface over, aqua board splashback, stainless steel sink and drainer with chrome mixer tap, integrated single electric oven, four ring gas burner over, glass splashbacks, stainless steel extractor, plumbing and space for a washing machine, space for a tall fridge freezer, ceiling spotlights and a radiator, grey wood effect laminate flooring.

First Floor Landing

Loft access hatch and oak doors to:

Bedroom 1

12'11" x 11'9" approx (3.96m x 3.59m approx)

UPVC double glazed window to the front and a radiator.

Bedroom 2

9'9" x 5'2" approx (2.98m x 1.59m approx)

UPVC double glazed window to the rear and a radiator. Storage cupboard housing the combi boiler.

Bathroom

6'9" x 5'2" approx (2.06m x 1.59m approx)

Three piece white suite comprising of a vanity wash hand basin with chrome mixer tap, low flush w.c., bath with mains fed shower over, aqua board splashbacks, shower screen, ceiling spotlights and extractor fan, chrome heated towel rail, vinyl flooring.

Outside

There is a small, low maintenance pebbled garden to the front.

The rear garden has shared access, concrete hardstanding, brick outbuildings providing storage with a pitched roof. There is a further enclosed garden accessed through the brick archway with a raised bed, pebbled area, paved patio area, greenhouse, wooden fence and hedgerow to the side boundaries.

Directions

Proceed out of Long Eaton along Derby Road, continue over the traffic island and through the villages of Breaston into Draycott, after entering Draycott take the right hand turning into Harrington Street where Villa Street can be found at the end of the road.

9215MH

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 20mbps Superfast 80mbps

Ultrafast 1mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

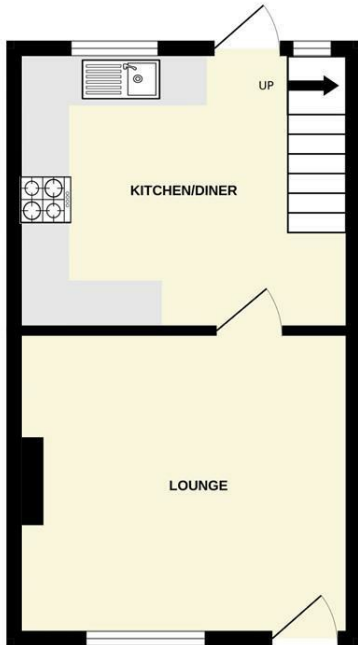
Any Legal Restrictions – No

Other Material Issues – No

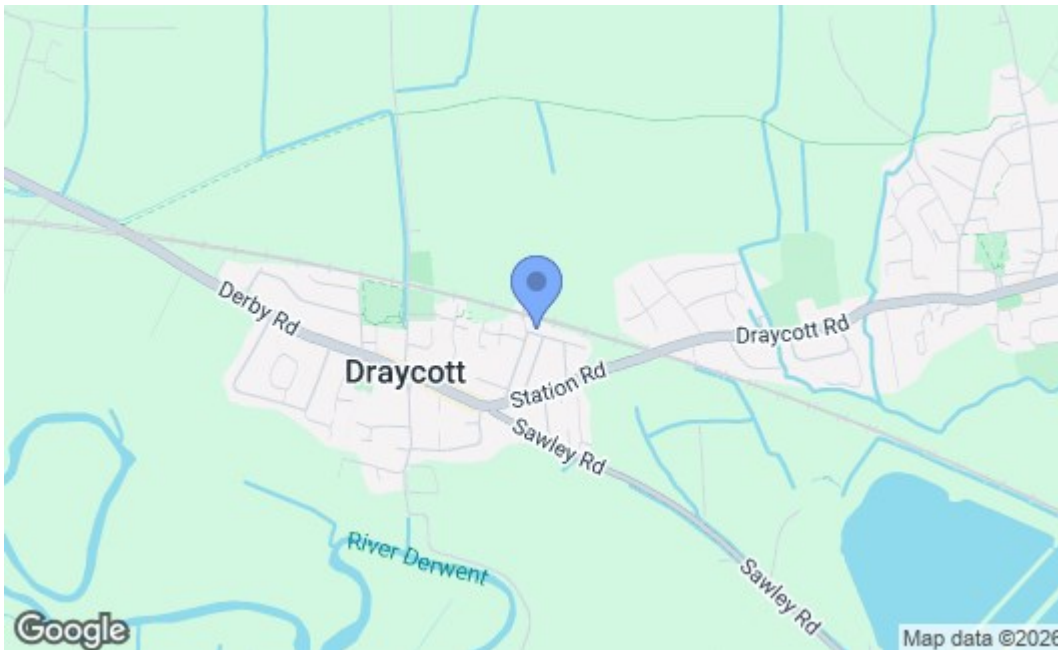
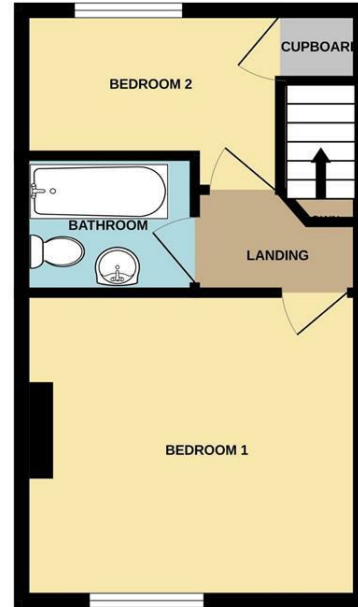




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(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 (CO₂) Rating		Current	Potential
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			
England & Wales		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.