



**119 Draycott Road, Breaston, Derbyshire, DE72 3DB**

**£1,050 PCM**

- 1 Bathroom
- 2 Bedrooms
- Medium Sized Garden
- Semi Detached House
- 1 Receptions
- Driveway Parking Available
- Unfurnished Property
- Breaston

# 119 Draycott Road, Derbyshire DE72 3DB

New to the market semi detached property in the popular village of Breaston.

The property comprises of entrance hallway, lounge with bay window to the front of the property, large open plan dining/kitchen to the rear with gloss grey units with rolled edge laminate work surface, built in gas hob, electric oven with extractor over, washing machine and fridge/freezer (lest as gesture of goodwill) integrated under counter fridge. Additional storage in the kitchen and also side access door and internal door leading to a good size conservatory. To the first floor are two good sized bedrooms with built in storage to bedroom two. Bathroom with bath and mains powered shower over, vanity sink and low-level WC.

Outside the property is a small fore garden, ample driveway parking, to the rear is a good size garden with lawn and mature shrubs.

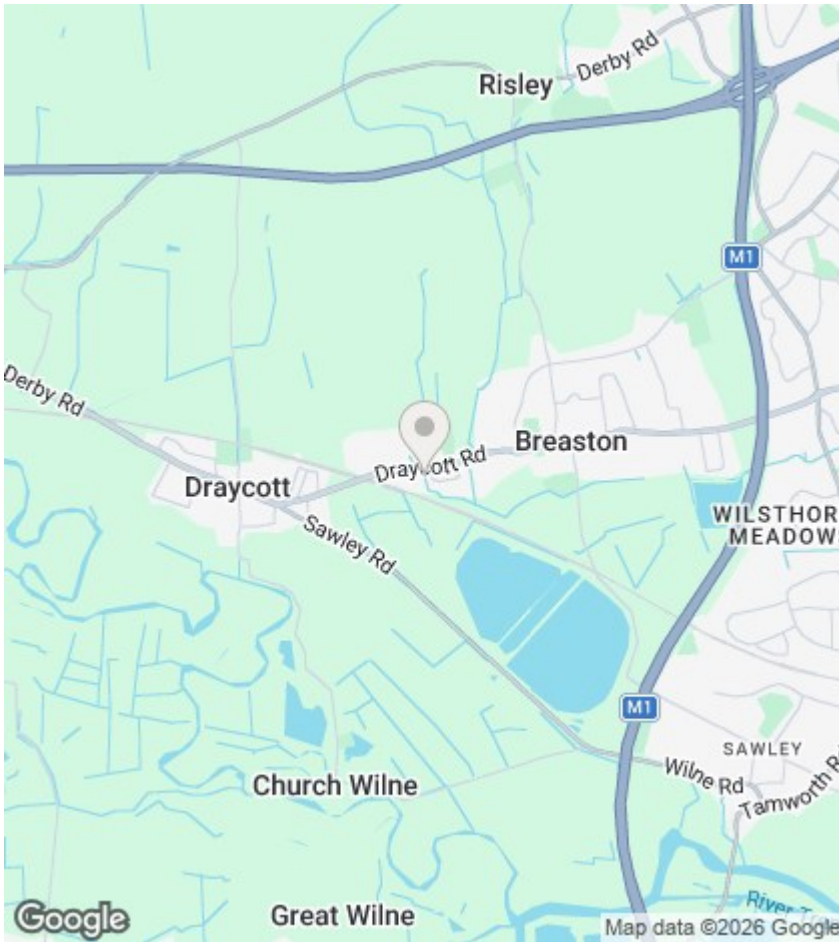
Internal viewings recommend to appreciate the size and location of the accommodation. Available Early July 2026. Accompanied viewings.



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

## EPC Rating:

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