



24a Station Road,  
Draycott, Derbyshire  
DE72 3QB

**Price Guide £155-160,000**  
**Freehold**  
**Freehold transferred on**  
**completion**



A FIRST FLOOR APARTMENT AT 'THE OLD BANK DWELLING' SITUATED IN THE HEART OF DRAYCOTT.

Robert Ellis are delighted to bring to the market a two double bedroom first floor duplex apartment which is ideal for rental/investment property with current tenant in situ and potential rent of £950 pcm. Also would suit the first time buyer or someone downsizing. The semi detached property has been converted into two apartments with the first floor apartment being on two floors and befitting from two double bedrooms, the master having an en-suite shower room on the top floor. It is very private having a gated entrance, original tiling to the porch and entrance hall and there are also steps down to a cellar, ideal for storage. There is free on road parking and you can also park on Elvaston Street. The road is also on a main bus route. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property benefits from double glazing and electric heating and offers spacious accommodation throughout. In brief the first floor apartment sits on two floors and has stairs to the entrance hall and doors to the lounge which faces the ground floor apartment garden and is open to the fitted kitchen, bedroom two, bathroom and large storage cupboard. The second floor leads you to the master bedroom and en-suite shower room.

Draycott village has a number of local shops with Co-op stores being found in the nearby villages of Borrowash and Breaston with Tesco and Asda superstores and other retail outlets at Long Eaton, an Asda at Spondon and a Sainsbury's and Costco at Pride Park. There are schools for older children in Sandiacre and Long Eaton, healthcare and sports facilities which include several local golf courses, walks around the surrounding countryside including Church Wilne and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Front entrance door, original tiled floor, electric heater, window to the front and stairs to the first floor.

### Cellar

8'9 x 7'5 approx (2.67m x 2.26m approx)

### First Floor Landing

Stairs to the second floor, door to large storage cupboard and doors to:

### Lounge/Dining Room

17'9 x 12'1 approx (5.41m x 3.68m approx)

UPVC double glazed window to the rear, two storage heaters, electric fire with Adam style surround and open view to the ground floor apartment garden.

### Kitchen

8'7 x 10'3 approx (2.62m x 3.12m approx)

Wall, base and drawer units with work surface over, 1½ bowl stainless steel sink and drainer with mixer tap over, tiled walls and splashbacks, integrated oven, hob and extractor hood over, built-in fridge, plumbing for automatic washing machine, tiled floor, spotlights, appliance space and UPVC double glazed window to the side.

### Bedroom 2

17'8 x 10'4 approx (5.38m x 3.15m approx)

Two Velux windows and storage heater.

### Bathroom

A white three piece suite comprising of a panelled bath with electric shower over, low flush w.c., pedestal wash hand basin, fully tiled walls and splashbacks, tiled floor, UPVC double glaze window to the side, shaver point and towel radiator.

### Second Floor Landing

Velux window and door to:

### Bedroom 1

15'9 x 14'5 approx (4.80m x 4.39m approx)

Two Velux windows to the front, storage heater, door to storage and door to:

### En-Suite

8'3 x 3'9 approx (2.51m x 1.14m approx)

Walk-in shower cubicle with electric shower over, low flush w.c., wash hand basin, fully tiled walls and splashbacks, Velux window, tiled floor, extractor fan, heated towel rail

### Directions

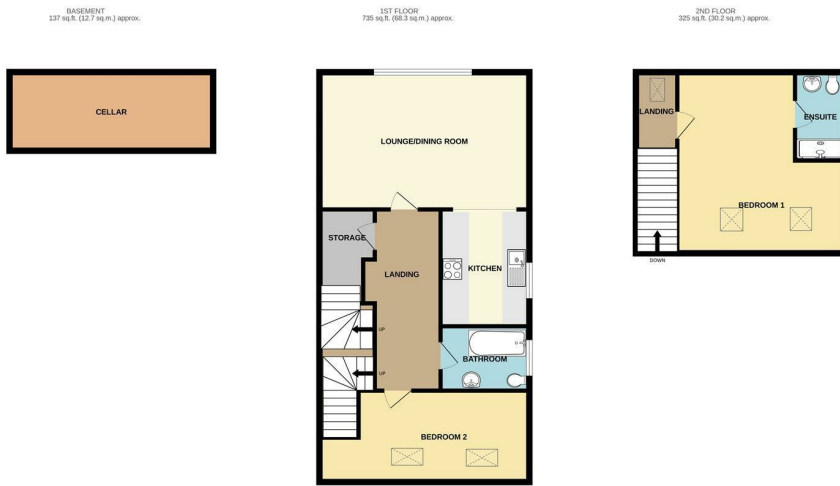
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the village of Breaston and into Draycott. Continue through the village and the property can be found on the left as identified by our 'for sale' board.

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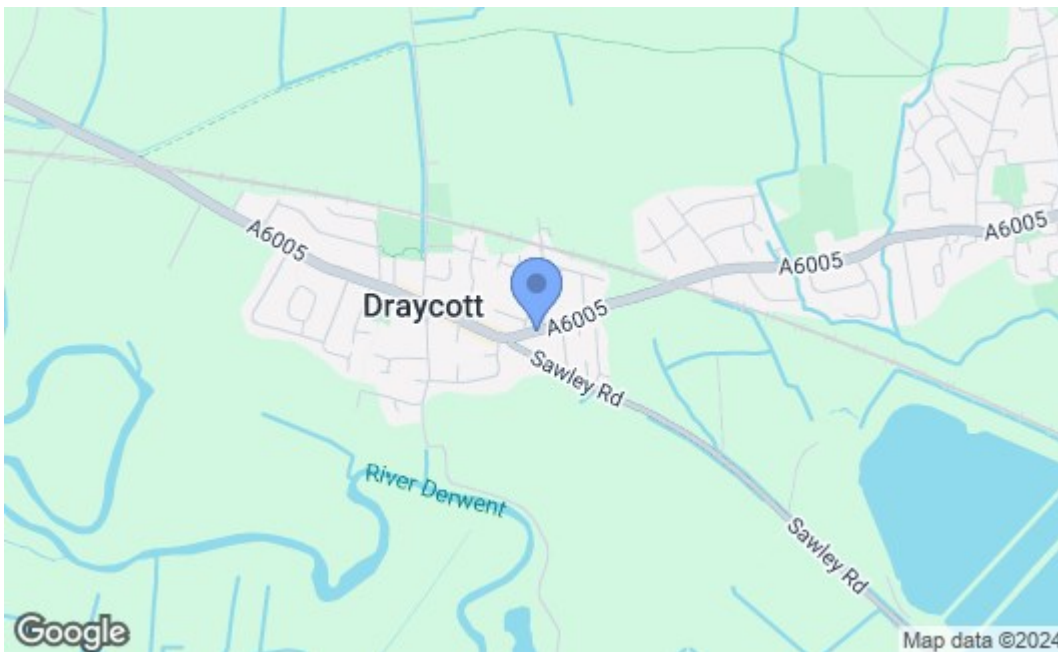
### Council Tax

Band A - £1,315





24A STATION ROAD, DRAYCOTT  
TOTAL FLOOR AREA: 1198 sq ft. (111.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	74
<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.