



Harrington Street,
Draycott, Derbyshire
DE72 3QA

O/O £185,000 Freehold



A SPACIOUS TWO DOUBLE BEDROOM VICTORIAN END TERRACE IN THE HEART OF DRAYCOTT BEING SOLD WITH NO UPWARD CHAIN

This charming traditional Victorian end-terrace house, located in the heart of the sought-after Draycott area, offers a wonderful opportunity for those seeking a comfortable and character-filled home. Featuring two spacious double bedrooms, the property retains many period features while benefiting from modern updates, including gas central heating and double glazing throughout. The home also boasts a large, enclosed rear garden, providing a peaceful outdoor space ideal for relaxing or entertaining. With no upward chain, this property offers a straightforward and hassle-free purchase. Perfectly positioned in a desirable location, this home is an ideal choice for first-time buyers or those looking for a cozy retreat in a vibrant community. The property would ideally suit a first time buyer or buy-to-let investor and must be viewed to be appreciated!

The property comprises of spacious lounge, separate dining room and fitted kitchen and has the benefit of double glazing and gas central heating. To the first floor the landing leads to two double bedrooms and family bathroom. The good size rear garden includes a patio area, lawn and a variety of trees and shrubs. With some original features, the property is ready to move straight into.

Located in the popular residential village of Draycott, close to a wide range of local schools, shops and parks. Long Eaton town centre is just a short drive away where further shops, healthcare facilities and supermarkets can be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations just a short drive away.



Lounge

11'5" x 12'0" approx (3.5m x 3.67m approx)

With a composite front door, wooden double glazed window to the front, carpeted flooring, radiator, ceiling rose and coving, gas fire with surround, TV point, cupboard housing the electricity meter.

Dining Room

11'8" x 11'9" approx (3.58m x 3.6m approx)

Wooden double glazed window to the rear, carpeted flooring, radiator, under-stairs cupboard, coving and being open to the:

Kitchen

11'3" x 11'9" approx (3.44m x 3.6m approx)

With composite door the rear garden with inset glass, wooden double glazed window to the side, slate tile flooring, ceiling light

First Floor Landing

14'8" x 2'11" approx (4.48m x 0.9m approx)

With wooden varnished original floorboards, radiator, two ceiling lights, access to the loft via a loft hatch. With doors off to the two double bedrooms and bathroom

Bedroom One

15'4" x 12'2" approx (4.68 x 3.73m approx)

With wooden double glazed window to the front elevation, varnished wooden floorboards, radiator, ceiling light, in-built storage/wardrobe cupboard, tiled hearth.

Bedroom Two

11'8" x 11'1" approx (3.57m x 3.4m approx)

With wooden double glazed window to the rear elevation, varnished wooden floorboards, radiator, and ceiling light.

Bathroom

11'5" x 6'7" approx (3.48m x 2.01m approx)

With wooden double glazed patterned window to the rear, vinyl flooring, radiator, w.c, pedestal sink, bath with electric shower over and extractor fan.

Outside

To the front, there is a brick wall set back from the road

with a gate and path to the front door.

To the rear, there is a large walled and fenced garden, with patio and lawn, with shrubs to the borders and a shed for storage.

Directions

Proceed out of Long Eaton along Derby Road and continue through the village of Breaston and upon reaching Draycott take the right hand turning onto Harrington Street where the property is situated on the left hand side.

8417JG

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 AND VIRGIN

Broadband Speed -

Standard 17 mbps

Superfast 67 mbps

Ultrafast 1139 mbps

Phone Signal – O2, EE, THREE, VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

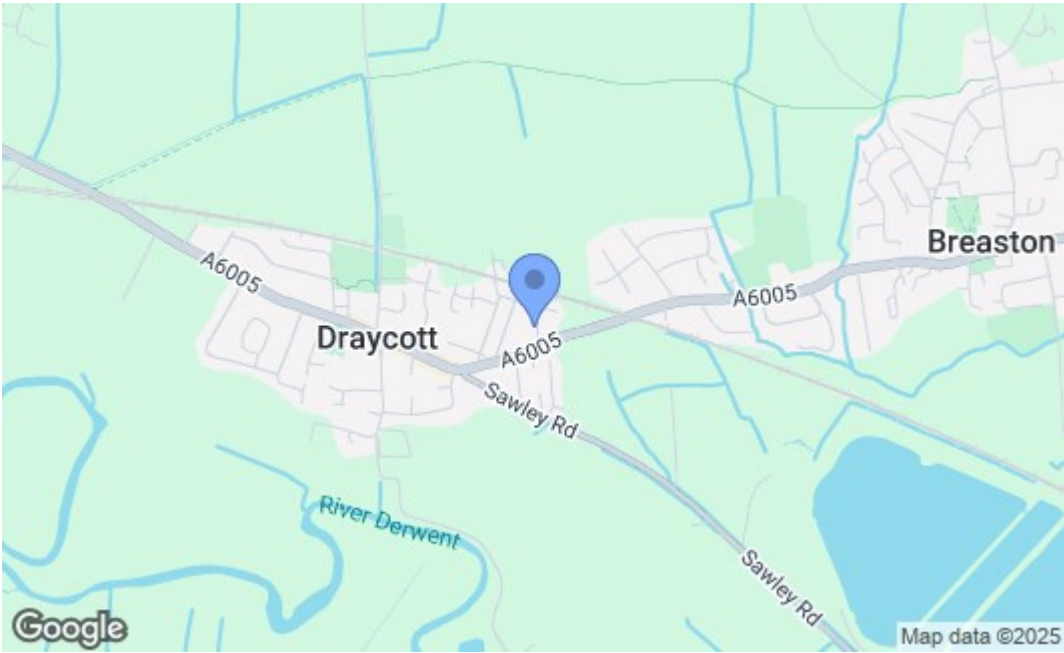
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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		
	48	80
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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.