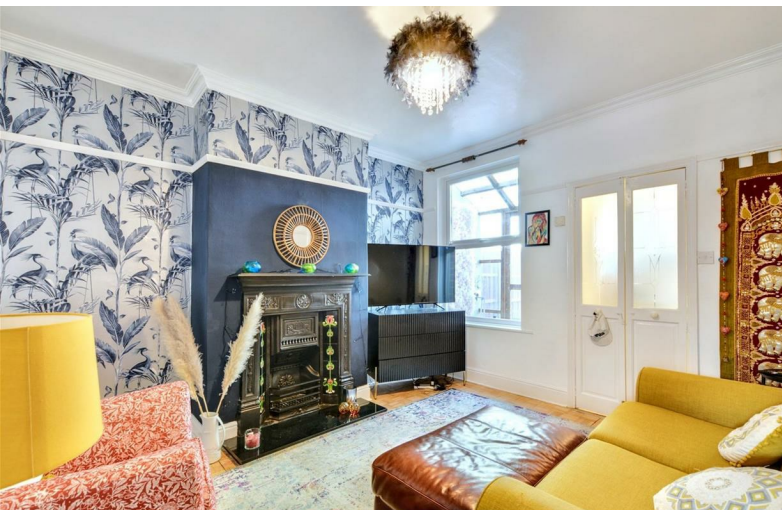


Robert Ellis

look no further...



Sydney Road,
Draycott, Derbyshire
DE72 3PX

O/O £170,000 Freehold

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A TWO DOUBLE BEDROOM MID PROPERTY BEING IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

It gives Robert Ellis great pleasure to bring to the market a property that has been well maintained by the current owner and is ready to move into. The property would ideally suit the first time buyer, growing family or buy to let investor, being situated in a cul-de-sac location in this desirable area of Draycott, this property will have a lot of interest and an internal viewing is a must to fully appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating, a security alarm and double glazing. In brief comprises of a lounge, separate dining room with feature fireplace and kitchen. To the first floor there are two double bedrooms and fitted bathroom. There is access to the loft from a ladder in bedroom 2 and could be used as another room as it has power, light and a Velux window. Outside to the rear there is a courtyard garden having a brick store which has a toilet and a separate area that could be used as a utility as there is plumbing and a sink. There is a gate giving access for the bins.

Draycott village has a number of local shops and other amenities and facilities which include local schools for younger children, there are further shopping facilities found in the nearby villages of Borrowash and Breaston which both have Co-op stores and the supermarkets and retail outlets found in Long Eaton area only a short drive away where there are Asda, Tesco, Lidl and Aldi stores and there is a Sainsbury's at Pride Park which is a short drive down the A52. There are schools for older children at Long Eaton and Sandiacre, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside which includes Church Wilne and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads which provide easy access to Nottingham, Derby and other East Midlands towns and cities.



Lounge

11'7 x 11'3 approx (3.53m x 3.43m approx)

Composite front entrance door, exposed floorboards, double glazed window to the front, storage cupboard, radiator, coving to ceiling, dado rail, cast iron fireplace with tiled hearth and door to:

Inner Lobby

Stairs to the first floor and door to:

Dining Room

12'1 x 11'9 approx (3.68m x 3.58m approx)

Parquet wood floor, radiator, picture rail, coving to ceiling, feature fireplace with hearth, UPVC double glazed window to the rear, understairs storage, TV point and double doors to:

Kitchen

8'4 x 5'5 approx (2.54m x 1.65m approx)

Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, appliance space, cooker space, plumbing for automatic washing machine, UPVC double glazed window and rear exit door.

First Floor Landing

With doors to:

Bedroom 1

13'4 x 11'1 approx (4.06m x 3.38m approx)

Double glazed window to the rear, radiator, telephone point, coving to ceiling, picture rail and door to:

Bathroom

8'3 x 5'5 approx (2.51m x 1.65m approx)

A white three piece suite comprising of a panelled bath with shower from the mains, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks and radiator.

Bedroom 2

12'5 x 11'1 approx (3.78m x 3.38m approx)

UPVC double glazed window to the front, picture rail and access to the loft via a ladder.

Attic Room

12'5 x 10'7 approx (3.78m x 3.23m approx)

Velux window, light and power, storage in the eaves.

Outside

To the rear there is a courtyard having a brick store which has a toilet with a high flush and a pitched roof. There is also a lean-to having plumbing for water, power point, work surface and sink. The garden is enclosed with fenced boundaries and there is a gate to an alley for access for the bins.

Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and through Breaston and into Draycott. Turn right into Town End Road and immediately left into Sydney Road and the property can be found on the right as identified by our for sale board. 8598AMCO

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 19mbps Superfast 80mbps

Ultrafast 10000mbps

Phone Signal – EE, 02, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





34 SYDNEY ROAD, DRAYCOTT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Mapbox 10/23



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.