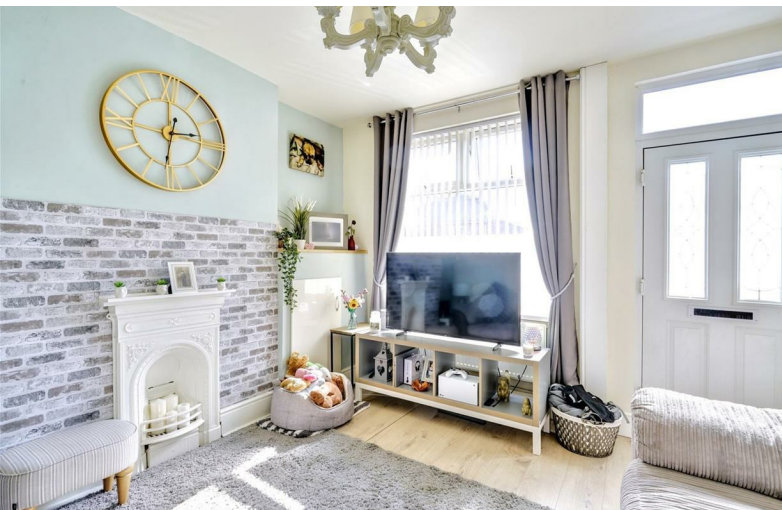


# Robert Ellis

look no further...



Sawley Road,  
Draycott, Derbyshire  
DE72 3QE

**£185,000 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea



THIS IS A TWO DOUBLE BEDROOM VICTORIAN SEMI DETACHED HOUSE WHICH IS CURRENTLY LET UNTIL APRIL 2026, SO WE ARE THEREFORE LOOKING FOR A LANDLORD/INVESTOR TYPE BUYER.

Being located on Sawley Road on the edge of Draycott, this two double bedroom property provides an opportunity for an investor who is looking for a property which is currently rented out, but after the current tenancy has expired, would suit an owner occupier. The property includes well proportioned accommodation and for the size of the rooms and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so we can see all that is included in the property for themselves. Draycott is a very popular village with a number of local amenities and has easy access to the shopping facilities found in Borrowash and Breaston as well as Long Eaton and has therefore has become a very popular semi rural location in which to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. Being entered through a stylish composite front door, the accommodation includes a lounge, an inner hall which has stairs taking you to the first floor and there is an understairs storage cupboard, dining/sitting room which leads into the kitchen which has base units and integrated cooking appliances and off the kitchen there is a utility area which houses the boiler and has space for a fridge freezer, washing machine and tumble dryer or dishwasher. To the first floor the landing leads to the two double bedrooms and there is a passageway which provides independent access for both of the bedrooms to the large bathroom which has a white suite with a shower over the bath. Outside there is a path running down the right hand side of the property to a gate which provides access into the rear garden which has concrete and pebbled areas, there is a raised pond, an outside w.c. and store with the gardens being kept private by having walls and fencing to the boundaries.

Draycott has a number of local shops and schools for younger children, while Long Eaton is only a short drive away where there are senior schools and extensive shopping facilities including an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are Co-op stores in both Breaston and Borrowash, healthcare and sports facilities including 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.



Composite front door with two inset glazed panels and a double glazed panel above leading to:

#### Lounge/Sitting Room

12'4 x 11'9 approx (3.76m x 3.58m approx)

Double glazed window with fitted blinds to the front, feature cast iron fireplace, radiator and the electricity meter and the electric consumer unit are housed in a fitted cupboard and there is a door with two inset glazed panels leading to:

#### Inner Hall

Stairs with hand rail leading to the first floor.

#### Dining/Sitting Room

12'8 x 11'10 approx (3.86m x 3.61m approx)

The second reception room has a double glazed window with fitted vertical blinds to the rear, laminate flooring, radiator and an understairs storage cupboard.

#### Kitchen

9'3 x 6'7 approx (2.82m x 2.01m approx)

The kitchen has cream gloss units with brushed stainless steel fittings and includes a 1½ bowl stainless steel sink with a mixer tap set in a work surface with cupboards under, four ring hob set in a work surface with drawers, cupboards and space for a fridge below, oven with a cupboard above and below, double glazed window with vertical blind to the side and a UPVC door with two inset glazed panels leading out to the rear garden.

#### Utility Room

Off the kitchen there is a utility area which houses the wall mounted boiler, there is space for an upright fridge freezer and an automatic washing machine with space for a tumble dryer or dishwasher above and there is a double glazed window to the side.

#### First Floor Landing

Double glazed window with fitted vertical blind to the side and doors to:

#### Bedroom 1

12'4 x 12' approx (3.76m x 3.66m approx)

Two double glazed windows with fitted blinds to the front, laminate flooring, radiator and door leading to a passageway which provides independent access to the bathroom.

#### Passageway

Having laminate flooring and provides access for the two bedrooms to the bathroom.

#### Bedroom 2

12'4 x 8'7 approx (3.76m x 2.62m approx)

Double glazed window with fitted vertical blind to the rear, radiator and laminate flooring.

#### Bathroom

13'9 x 6'8 approx (4.19m x 2.03m approx)

The bathroom is tiled to the walls with mirrored panelling to one wall and has a white suite including a panelled bath with a mixer tap/shower, tiling to the walls and a protective glazed screen, two sinks with mixer taps and double cupboards below and a mirrored panel to the wall above, low flush w.c., wall cupboard, opaque double glazed window, radiator and an X-pelair fan.

#### Outside

There is a shared path running down the right hand side of the property which provides access to the rear garden of the property we are selling. There is a concrete area to the immediate side of the house, a raised pond, pebbled beds, there is a wall to the right hand side and rear boundaries and fence to the left and an outside light is provided.

#### Outside w.c.

Having a low flush w.c.

#### Outside Store

#### Directions

Proceed out of Long Eaton along Derby Road and continue through the village of Breaston and into Draycott turning left onto Sawley Road where the property can be found on the left hand side.

8569AMMP

#### 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 18mbps 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

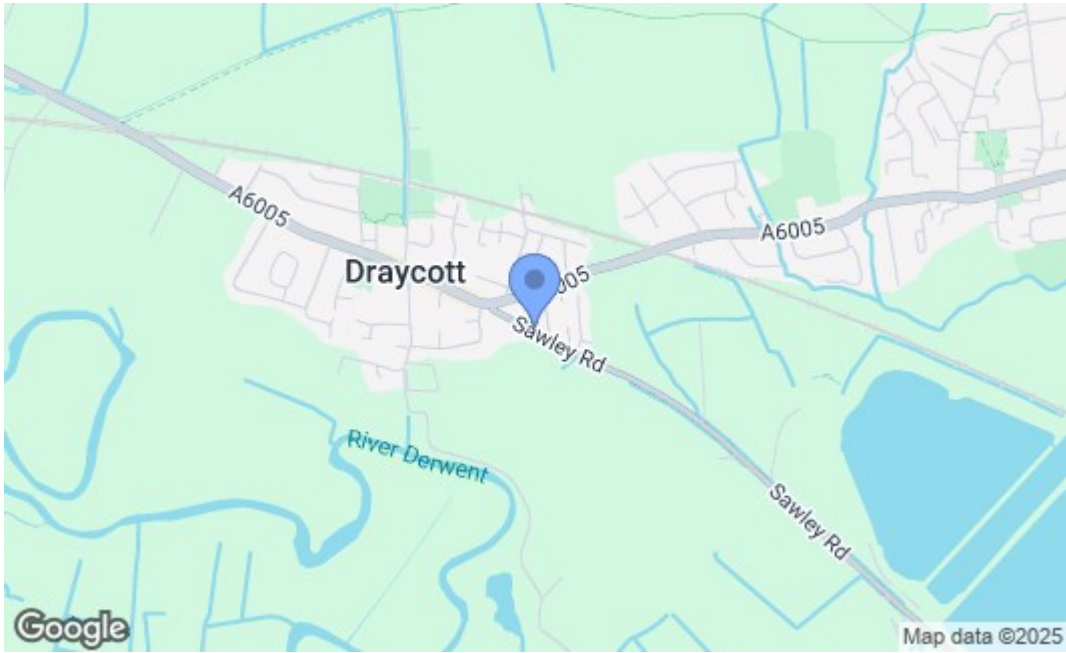
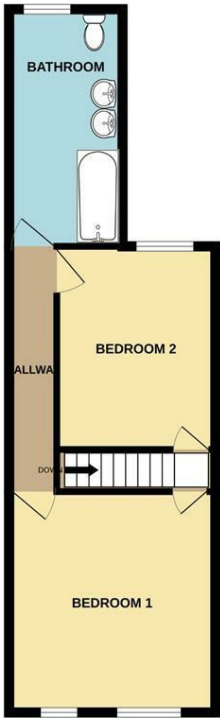
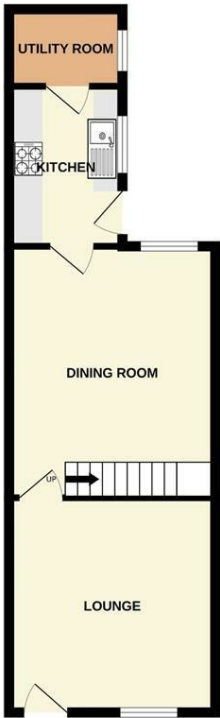
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	53	
(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 <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		
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.