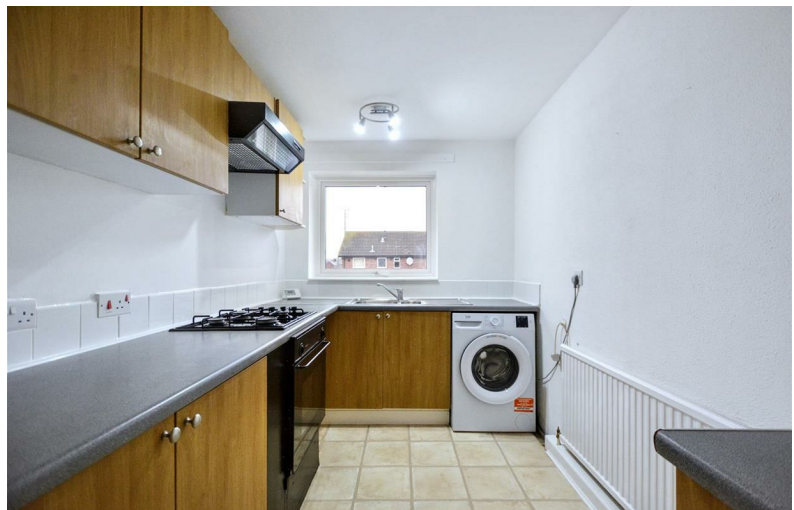




Cleveland Avenue,  
Draycott, Derbyshire  
DE72 3QX

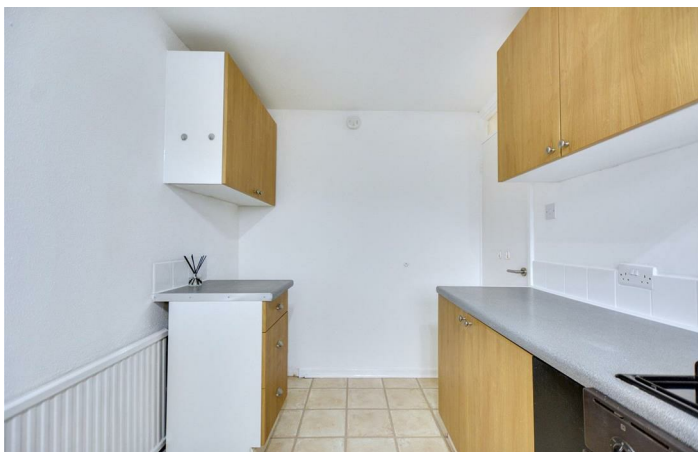
**£100,000 Leasehold**



A SPACIOUS ONE BEDROOM MAISONETTE LOCATED IN DRAYCOTT.

This property would be ideal as an investment opportunity or for a first time buyer looking to get on the property market. The property has just been repainted throughout and a new shower room fitted. The entrance door opens into the property with stairs rising to the landing area which provides access to all of the accommodation. The living room is a good size with wood effect laminate flooring and a large window with open countryside views. The kitchen is modern fitted and large enough to accommodate all of the usual appliances. The bedroom is a very good size and also benefits from wood effect laminate flooring and countryside views. There is a new shower cubicle with a two piece white suite. There is a walk in store room located off the landing which has the combination gas central heating boiler. The property is well presented throughout and offers low maintenance and viewing are highly recommended.

Draycott Village provides a number of local shops and schools for younger children, whilst further shopping facilities are found within the nearby town of Long Eaton which offers the benefit of Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets found on the high street. There are health care and sports facilities, walks in the surrounding picturesque countryside and excellent transport links including Junction 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway railway stations and the A52 providing direct access to Nottingham and Derby alike.



### Storm Porch

Open storm porch with a light, bin store and half panel and double glazed door with stairs to the first floor.

### Landing

Loft access hatch, radiator and doors to all rooms.

### Storage Cupboard

5'4" to 3'6" x 8'9" approx (1.63m to 1.08m x 2.69m approx)

Obscure UPVC double glazed window to the front, wall mounted combi boiler (approx. 10 years old), light.

### Living Room

14'1" x 10'1" approx (4.3m x 3.08m approx)

UPVC double glazed window to the rear, radiator, wood effect laminate flooring and consumer unit.

### Kitchen

12'1" x 6'11" approx (3.7m x 2.13m approx)

UPVC double glazed window to the front, wall, base and drawer units with laminate work surface over, tiled splashback and inset 1½ bowl sink and drainer with chrome mixer tap, integrated four ring gas burner with extractor over, integrated single electric oven, plumbing and space for a washing machine, space for a fridge freezer, radiator and tiled effect laminate flooring.

### Bedroom 1

14'1" x 10'2" approx (4.3m x 3.1m approx)

UPVC double glazed window to the rear, radiator, wood effect laminate flooring.

### Shower Room

6'3" x 5'8" approx (1.93m x 1.75m approx)

Obscure UPVC double glazed window to the front, pedestal wash hand basin, low flush w.c., shower enclosure with electric shower and aqua board splashbacks, grey wood effect vinyl flooring, radiator.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Continue through Breaston and into Draycott passing over the bridge into Station Road and through past the centre

of the village and the Market Square. Cleveland Avenue can be found as the second turning on the left hand side. 9024MH

### Agents Notes

This is a leasehold property with a 125 year lease which commenced 30.3.92. There is an annual service charge of approx. £240 (variable) which includes building insurance, maintenance and ground rent.

There are AI photos on this property.

### 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 16mbps Superfast 76mbps

Ultrafast 1mbps

Phone Signal – 02, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

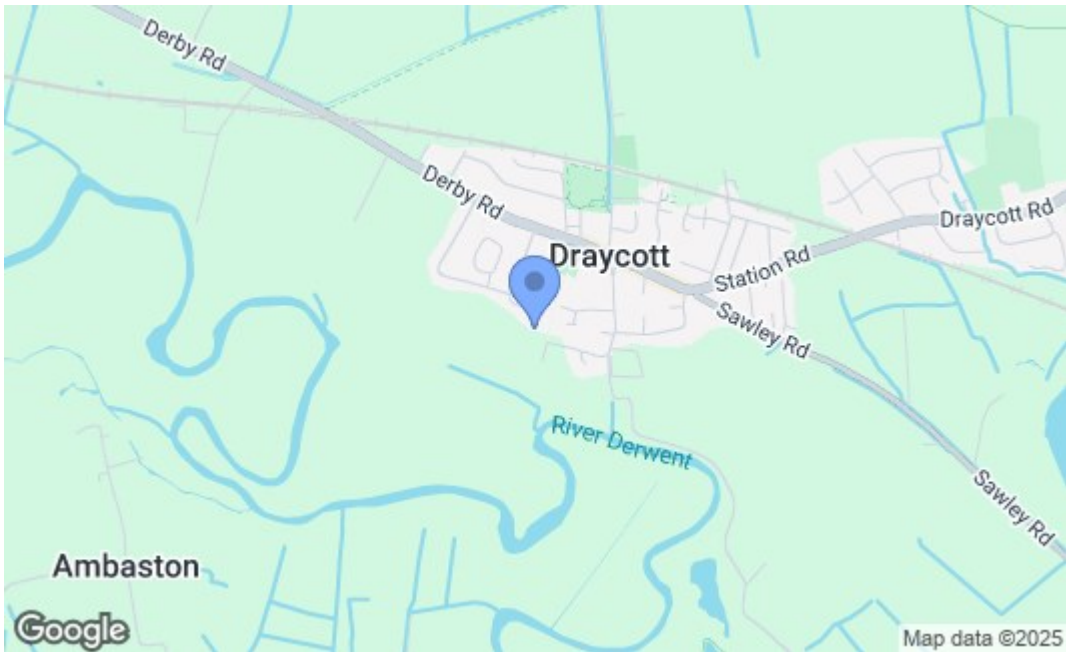
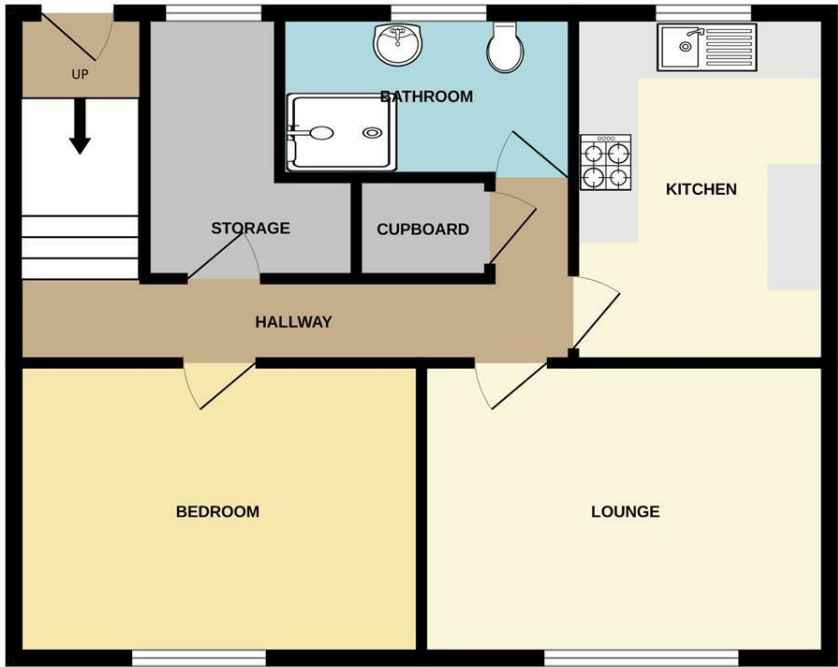
Flood Defenses – No

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                                                       | 74      | 77        |
| (55-68) D                                                       |         |           |
| (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.