



32 Station Road, Draycott, Derbyshire, DE72 3QB

£895 PCM

- 2 Bedrooms
- Sorry, No DSS
- Sorry, No Pets Allowed
- Sorry, No Children
- Flat
- Allocated Parking Available
- No Garden
- Sorry, No Smokers
- Unfurnished Property
- Draycott

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Robert Ellis are pleased to offer this very spacious, recently improved, 3 bed duplex style flat in the popular village location of Draycott. Briefly the accommodation comprises, uPVC d/g door into the hall with stairs to the first floor with good sized landing area and doors off to the open plan Living area and Kitchen (19'2" x 15'8") having uPVC d/g window to the front, spacious living space. Kitchen area comprises, fitted base units with roll edge worksurfaces over, integrated gas hob and fittings for a washing machine. Bedroom 2 (11'5" x 11') having uPVC d/g window to the rear and radiator. Off the landing are stairs to the second floor and Bedroom 1 (12'6" x 9'8") and Bedroom Three, bathroom (having uPVC d/g window to the front, shower cubicle, pedestal handwash basin and low flush wc).

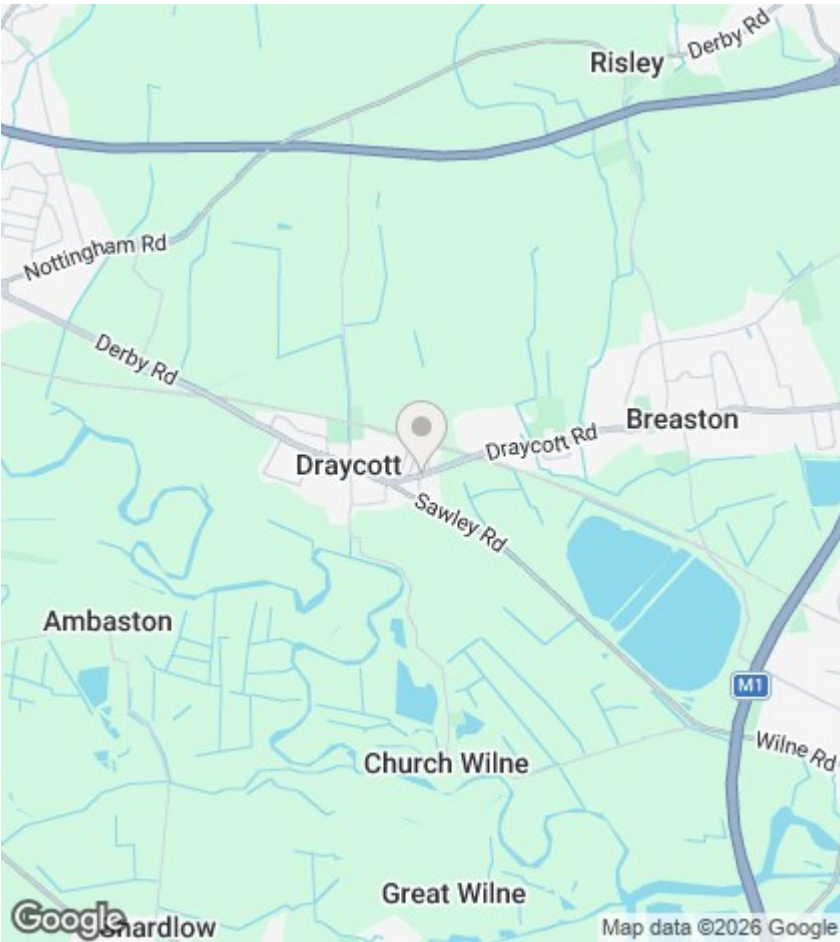
Available Late August, Offered Unfurnished, Accompanied Viewings, Long Eaton Office.



Council Tax Band: A







Directions

Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC