

HoldenCopley

PREPARE TO BE MOVED

Sydney Road, Draycott, Derbyshire DE72 3PX

Guide Price £165,000

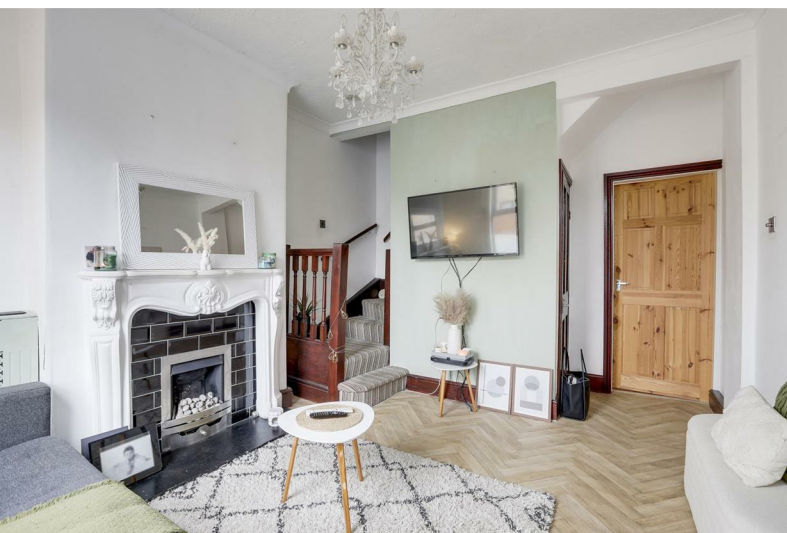
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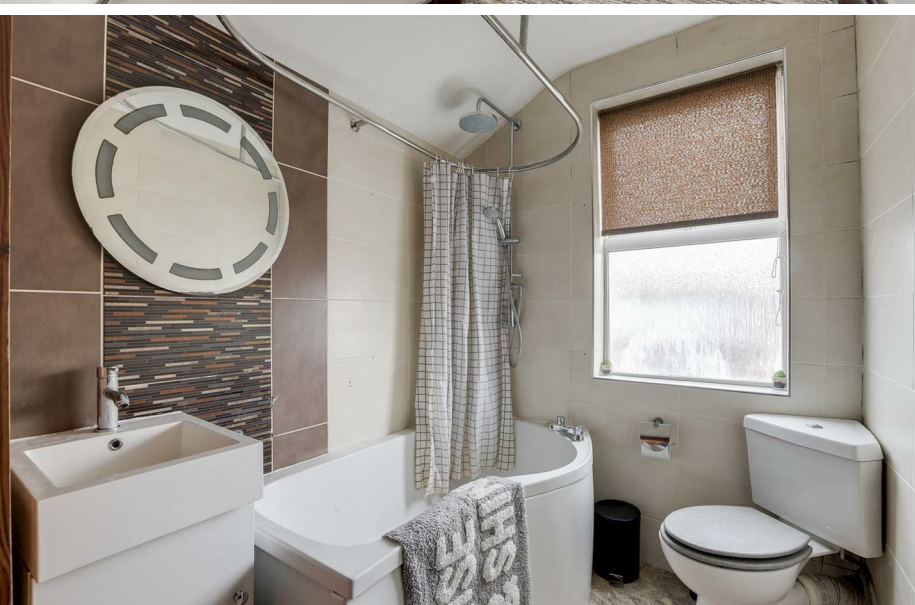
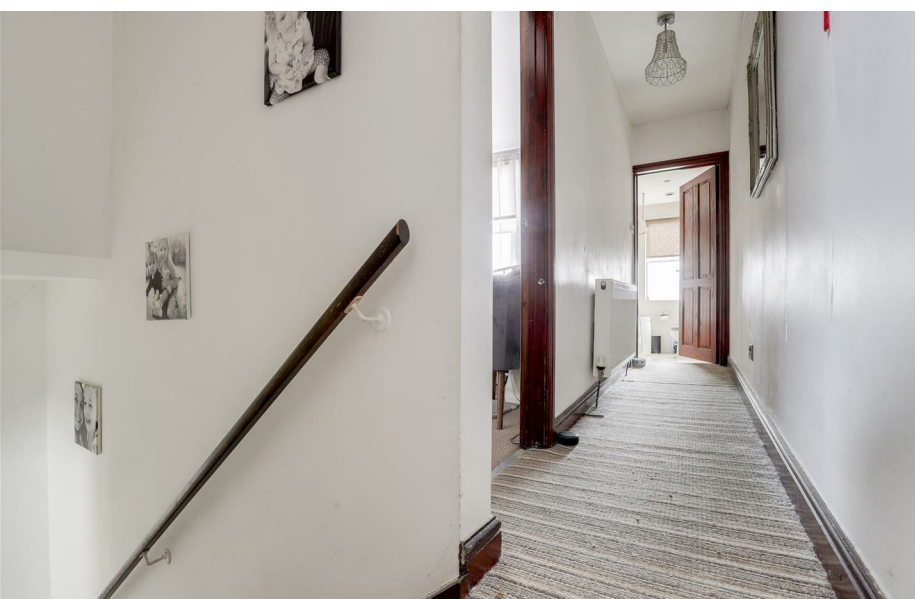


*** GUIDE PRICE £165,000 to £180,000 ***

Nestled in a residential area, this well-presented two-bedroom mid-terraced house offers a comfortable home with excellent transport links. Ideally situated close to the M1 motorway and benefiting from direct bus links to both Nottingham and Derby city centres, the property also enjoys easy access to a range of local amenities. The ground floor boasts a welcoming living room with a striking feature fireplace, a separate spacious dining room, and a fully fitted modern kitchen complete with integrated appliances, and access to the rear garden. Upstairs, a central landing leads to two generously sized double bedrooms serviced by a three-piece bathroom suite. To the rear of the property, the low-maintenance garden features a raised decking area perfect for outdoor dining or relaxing, along with a practical outhouse providing valuable storage space, and fence panelled boundaries.

MUST BE VIEWED





- Mid-Terraced House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Separate Living And Dining Room
- Feature Fireplace
- Three-Piece Bathroom Suite
- Low Maintenance Garden
- Residential Area
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Living Room

14'6" x 11'4" (max) (4.42m x 3.47m (max))
The living room has a UPVC double-glazed window to the front elevation, a feature fireplace with a decorative surround and a hearth, herringbone wood-effect flooring and carpeted stairs, an under the stairs in-built cupboard, a ceiling rose, coving to the ceiling, and a single door providing access into the accommodation.

Dining Room

12'6" x 11'5" (max) (3.82m x 3.48m (max))
The dining room has wood-effect flooring, a radiator, coving to the ceiling and a ceiling rose, and double French doors leading out to the rear garden.

Kitchen

8'11" x 5'10" (2.73m x 1.80m)
The kitchen has a range of fitted base and wall units with wood-effect rolled edge worktops, a sink and a half with a mixer tap and drainer, an integrated hob with a stainless steel splashback and an extractor fan, an integrated oven, an integrated microwave, space and plumbing for a washing machine, space and plumbing for a dishwasher, an undercounter fridge, vinyl flooring, tiled splashback throughout, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access out to the rear garden.

FIRST FLOOR

Landing

15'3" x 8'4" (max) (4.66m x 2.56m (max))
The landing has carpeted flooring, a radiator, access to the loft via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

11'5" x 11'4" (max) (3.49m x 3.46m (max))
The main bedroom has wood-effect flooring, a radiator, coving to the ceiling, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'6" x 8'2" (max) (3.83m x 2.50m (max))
The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Bathroom

8'9" x 5'10" (max) (2.69m x 1.78m (max))
The bathroom has a low level dual flush W/C, a vanity-style wash basin, a P shaped panelled bath with a rainfall and wall-mounted handheld shower fixture, an in-built storage cupboard, a heated towel rail, tiled flooring with underfloor heating, tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is space for street parking.

Rear

To the rear of the property is security lighting, two decking areas, a gravelled area, an outhouse, and fence-panelled boundaries.

Outhouse

5'11" x 2'10" (1.81m x 0.88m)
The outhouse has lighting and electricity.

ADDITIONAL INFORMATION

Electricity – Mains Supply

- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 10000 Mbps (Highest available download speed) 10000 Mbps (Highest available upload speed)
- Phone Signal – Some 5G and 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

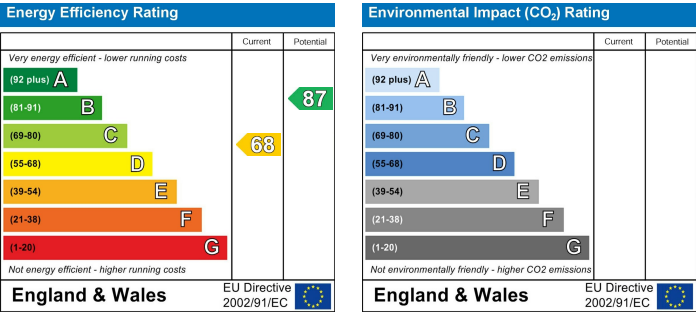
Council Tax Band Rating - Erewash Borough Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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