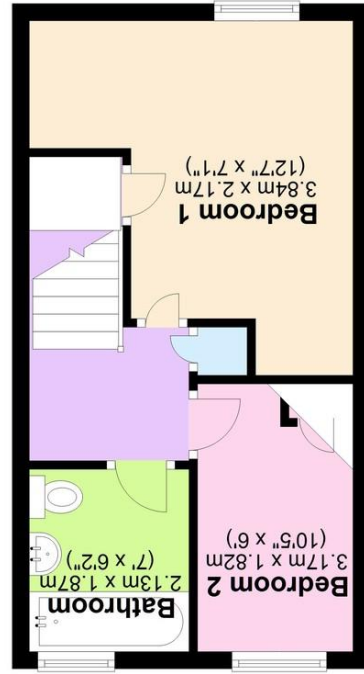
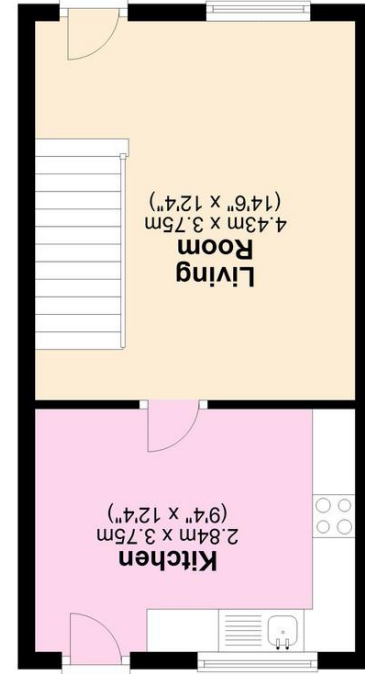


Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

ESTATE AGENTS, VALUERS AND AUCTIONEERS  
WALLACE · JONES



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3 Jardine Court, Derbyshire, DE72 3TY

Asking Price Of £169,995



2 bedroom HOUSE located in Derbyshire

No upwards chain and vacant possession a two bedroom mid town house with gas central heating and sealed unit double glazing. Dining kitchen with integrated oven & hob, lounge, bathroom with shower over bath. Enclosed long rear garden. Allocated parking for two vehicles.



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## Property Description

For sale with no upwards chain and vacant possession a two bedroom mid town house which is ideally located in the village of Draycott. Having benefits of double glazing, gas central heating, driveway and good sized rear garden this home would be most suitable for first time buyers and investors. The property condition is good but would further benefit a buyer to redecorate and put their stamp on things.

In brief the property comprise of, Living room, kitchen, two bedrooms and bathroom. Outside to the front of the property is a driveway and space for visitors parking, and the rear garden has large gravelled area with bushes and shrubs.

Draycott village has a number of local shops and schools for younger children with there being further shops found in the nearby villages of Breaston and Borrowash and there are main supermarkets in Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are schools for older children in Long Eaton and at Sandiacre, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



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**LIVING ROOM** 14' 6" x 12' 3" (4.43m x 3.75m) Double glazed uPVC window to the front, carpet, radiator, fire, stairs to first floor, and door to kitchen.

**KITCHEN** 12' 3" x 9' 3" (3.75m x 2.84m) Double glazed uPVC window to the rear, Under and over counter cupboards, gas hob and electric oven, sink with drainer, space for washing machine. tiled flooring and radiator.

**BEDROOM ONE** 12' 4" x 12' 7" (3.76m x 3.84m) Double glazed window to the front, carpet, radiator and over the stair's storage.

**BEDROOM TWO** 10' 4" x 5' 11" (3.17m x 1.82m) Double glazed window to the rear, laminate floor, built in wardrobe.

**BATHROOM** 6' 11" x 6' 1" (2.13m x 1.87m) Double glazed window to the rear, fitted suite with panelled bath, sink with pedestal, toilet and radiator.

**OUTSIDE** To the front of the property is a driveway along with allocated space for visitors on the side of the road. The rear garden is mainly pebbled and has some bushes and shrubs.

**TENURE** Freehold

**VIEWINGS** Strictly by appointment only via Wallace Jones estate agents.

