2 New Street Long Eaton
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- NO ONWARD CHAIN
- 3 bedroom semi-detached house
- New Neutral décor and flooring throughout
- Gas central heating system & Worcester Bosch combi boiler
- Double glazed throughout
- New roof to main house plus additional insulation fitted in 2026
- 2 Reception Rooms
- Bathroom with shower over bath
- Excellent public transport links to Derby & Nottingham
- EPC Rating = D

SAB Properties are pleased to offer this 3 bedroom semi-detached house, with the benefit of no onward chain. To the ground floor are 2 reception rooms, kitchen and bathroom with 3 bedrooms to the first floor. Neutral décor, and flooring. Gas central heating and UPVC glazing.

Located in the village of Draycott, with excellent transport links to Nottingham and Derby

Ideal for first time buyer or investment opportunity with a rental potential of £995.00 per month

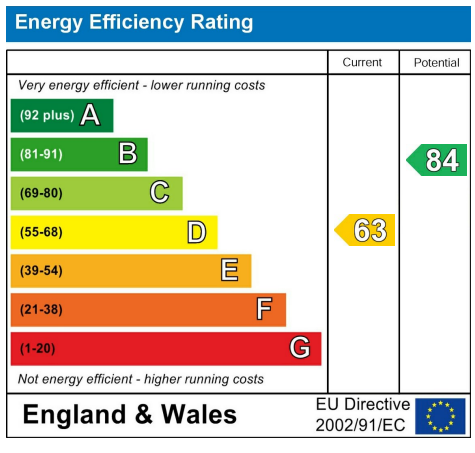
Walter Street, Draycott, Derby

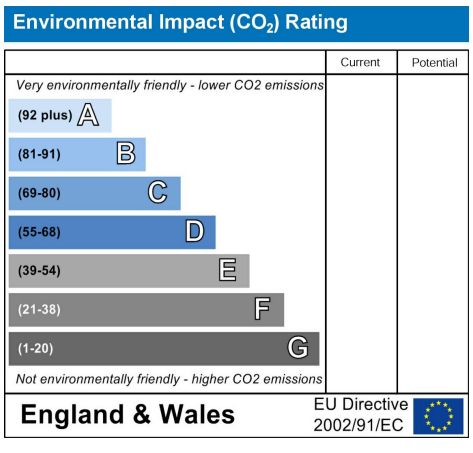
Offers invited £230,000





Total area: approx. 72.5 sq. metres (779.9 sq. feet)
















Description
SAB Properties are pleased to the market this newly decorated semi-detached property which offers spacious and practical accommodation, ideal for a range of buyers. Benefitting from 2 reception rooms, kitchen, bathroom to the ground floor. To the first floor are three well proportioned bedrooms.

Some original features remain in the property, including original pine internal doors and cast iron fireplaces giving it both a modern and a contemporary feel.

To the front is on road parking and a small rear area that is low maintenance with paving slabs and new fence. To the rear is low maintenance with paving slabs and 6ft fencing on all borders and a handy storage shed. The outdoor space for relaxing, entertaining and is secure being not overlooked from behind.

An internal viewing is highly recommended to fully appreciate the accommodation and location.

Draycott is a village setting and has a number of shops and schools for younger children with further shopping facilities in Breaston and Borrowash where there are convenience stores, chemists, take aways, café's. Long Eaton is only a short drive away where there is are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including gym. Many picturesque countryside walks in the vicinity and excellent transport links including the M1, East Midlands Airport, train stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.

Entrance Hall
UPVC Double glazed door to the front, new décor and carpet. Stairs to the first floor, doors to the 2 reception rooms.

Front Reception Room
12'0" x 10'5" (3.66m x 3.18m)
Located to the front elevation, with new neutral décor and carpet. Wooden fire surround with ceramic tiled hearth and backing. Coal effect gas fire providing a homely feeling. UPVC double-glazed window to allowing ample natural light, wall mounted radiator, TV & telephone points and ample plug sockets.

Rear Reception Room
12'9" x 10'5" (3.90m x 3.18m)
Located to the rear, with new neutral décor and new carpet. Wooden fire surround with Italian slate hearth and backing. Coal effect gas fire. UPVC double-glazed window overlooking the rear elevation. Wall mounted radiator and ample plug sockets. Door leading to:

Storage Area
5'4" x 3'1" (1.65m x 0.96m)
Housing the combi boiler, this space provides handy storage.

Kitchen
8'9" x 6'8" (2.69m x 2.04m)
Located to the rear, with a good selection of wall and base units and roll edged worktop with ample plug sockets. Stainless steel sink and drainer with mixer tap. Complimentary ceramic tiling to walls and new vinyl flooring. Stand-alone gas cooker. Wall mounted extractor. Plumbing for washing machine. New neutral décor. UPVC double glazed window overlooking side elevation.

Bathroom
9'3" x 6'8" (2.82m x 2.04m)
Suite comprising of bath, with electric shower over, stainless, low level WC and pedestal wash basin with stainless taps. Complimentary tiling to walls. Neutral décor and new vinyl flooring. Wall radiator and UPVC double glazed window opaque window.

Bedroom 1 -Front
11'10" x 10'5" (3.63m x 3.18m)
Located to the front, with new neutral décor and carpet and 2 built in storage cupboards. UPVC window, wall mounted radiator and ample plug sockets. This room will easily accommodate a double bed and a selection of bedroom furniture.

Bedroom 2 – Middle
8'4" x 8'3" (2.56m x 2.52m)
The middle bedroom overlooks the side elevation and has new neutral décor and new carpet. 2 x UPVC windows overlooking the side and rear elevations. Wall mounted radiator and ample plug sockets. This room will easily accommodate a double bed and a selection of bedroom furniture.

Bedroom 3 - Rear
7'0" x 10'5" (2.15m x 3.18m)
Located to the rear, with new neutral décor and carpet and built in storage cupboard. UPVC window, wall mounted radiator and ample plug sockets. This room will easily accommodate a double bed and a selection of bedroom furniture.

Outside
To the front is a new fence and small low maintenance patio area, with slabbed pathway leading to front door and pathway to the side elevation leading to the gate for rear garden access.

To the rear is an enclosed garden with fence panels to all borders, slabbed patio with ample space for a range of outdoor furniture, plant beds and shrubbery

Additional Information
Council Tax - Erewash Borough Council Band A

Electrical Safety Certificate valid until November 2026
Gas safety Certificate due for renewal in October 2026

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 2000mbps
Phone Signal – 02, EE, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defences – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Tenure
Freehold - Vacant possession

Directions
Proceed out of Long Eaton, along Derby Road to Draycott along the A6005, once you reach the village square, take the 2nd right, Gertrude Road, then 1st left is Walter Street and No. 3 is on the right hand side displaying our "for sale" board.