



18 Woodyard Close

Church Gresley | DE11 9HR | Guide Price £210,000

ROYSTON  
& LUND



- Guide Price £210,000 to £220,000
- Three Bedrooms With Three En-suites
- Kitchen + Utility Room & Study
- Close To Burton on Trent & Ashby de la Zouch
- EPC Rating C
- Three Storey End Townhouse
- Parking For Two + Single Garage
- Good Transport Links For A38 & A42
- Freehold
- Council Tax Band C







Guide Price £210,000 to £220,000

A three storey end town house in Church Gresley. Situated down a cul de sac with off street parking space for two vehicles, as well as a single garage. Church Gresley is well positioned for easy access to both Burton on Trent and Ashby de la Zouch, as well as fantastic transport links for the A38 & A42.



Entering into the hallway that benefits from built in storage, there is access to a ground floor bedroom, bathroom, Study, utility and stairs to the first floor. The bedroom has its's own access into the bathroom that consists of a bath with shower overhead, WC and wash basin, while there is access to a utility room from the study.

To the first floor there is a kitchen and a lounge and to the second floor there are two further double bedrooms that both have their own en-suite shower rooms.

To the rear of the property there is an enclosed lawned garden with fenced boundaries.



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

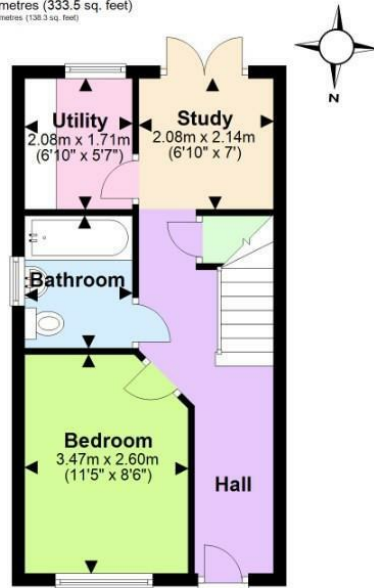
#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

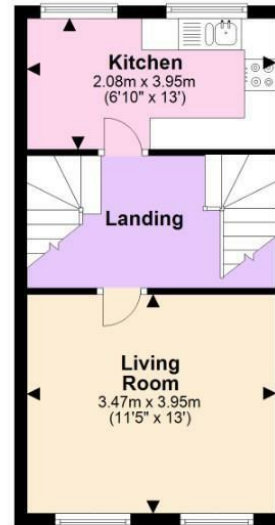
#### Ground Floor

Main area: approx. 31.0 sq. metres (333.5 sq. feet)  
Plus garages, approx. 12.9 sq. metres (138.3 sq. feet)



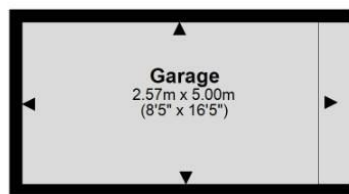
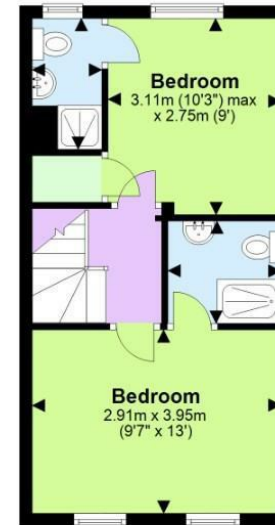
#### First Floor

Approx. 30.7 sq. metres (330.6 sq. feet)



#### Second Floor

Approx. 31.0 sq. metres (333.5 sq. feet)



Main area: Approx. 92.7 sq. metres (997.7 sq. feet)

Plus garages, approx. 12.9 sq. metres (138.3 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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