



164 Oxford Street

Church Gresley | DE11 9NA | Guide Price £170,000

ROYSTON
& LUND

- Guide Price of £170,000 - £180,000
- Three Bedrooms
- Long Rear Garden
- Downstairs Bathroom
- EPC Rating D
- Mid-Terrace Home
- Two Reception Rooms
- Modern Kitchen
- Freehold





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Royston and Lund are delighted to present this terraced family home, that boasts three large double bedrooms and good sized garden to the rear.

Entering the side entrance door leads you into the entrance hall with additional storage. You have a large reception room to the front and in keeping with the age of the home lovely tall ceilings, the heart of the home, you have another equally good sized reception room which leads to the kitchen which has been re fitted with high shine units. Beyond the kitchen lies the family bathroom.

To the first floor it has three double bedrooms and a large landing.

To the outside it has a small frontage and large rear garden with decked area and lawn.



Ground Floor
Approx. 51.8 sq. metres (557.7 sq. feet)



First Floor
Approx. 45.3 sq. metres (487.2 sq. feet)



Total area: approx. 97.1 sq. metres (1045.0 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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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

England & Wales EU Directive 2002/91/EC

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