

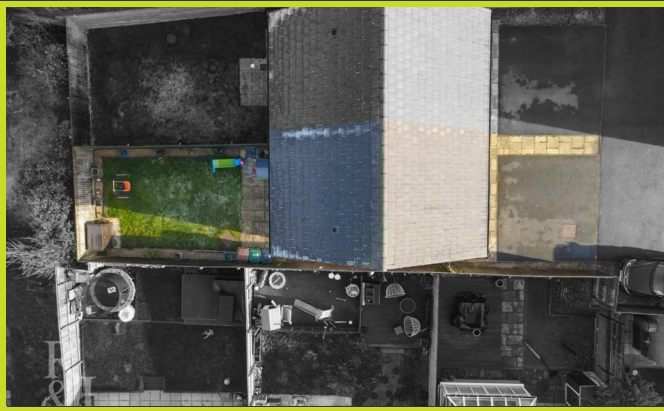


3 St. Martins Close

| DE11 9TN | Guide Price £210,000

ROYSTON
& LUND

- Guide Price
£210,000 to
£220,000
- Three Bedrooms
- Downstairs WC
- Ideal First Home
- EPC Rating C
- Semi-Detached
Home
- Two Parking Bays
- Well Presented
Throughout
- Freehold
- Council Tax Band B





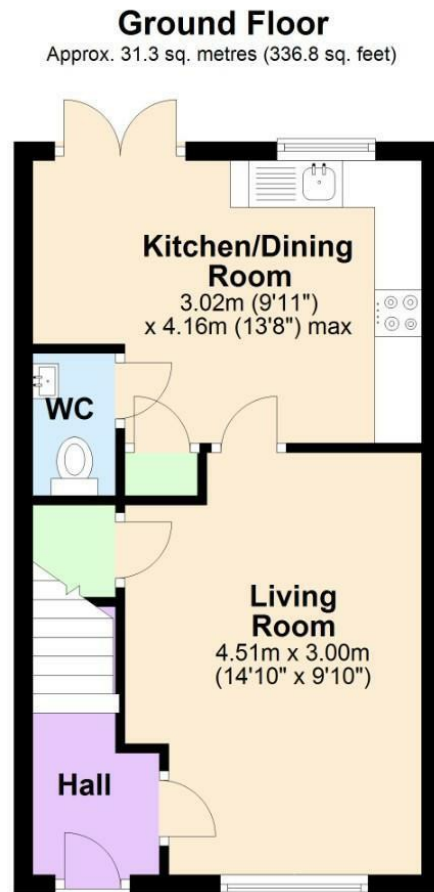
Guide Price £210,000 to £220,000

Royston and Lund are delighted to bring to the market this well lovely three bedroom semi-detached home on a modern development in Church Gresley. Set back from the road with off street parking for two vehicles, this property is ready to move into and is well positioned for access to Burton on Trent, Swadlincote, Ashby and the M42.



Entering into the hallway there is access into the lounge and stairs to the first floor. The lounge has built in storage under the stairs and a doorway into the kitchen diner to the rear that features an integrated oven, hob and extractor fan with space for freestanding appliances, further built in storage and a downstairs WC.

To the first floor there is a double bedroom with built in wardrobe, two single bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. To the rear there is an enclosed lawned garden with a patio area and fenced boundaries.



Total area: approx. 63.0 sq. metres (678.4 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 misstatement. 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		95
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		

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.

**ROYSTON
& LUND**