

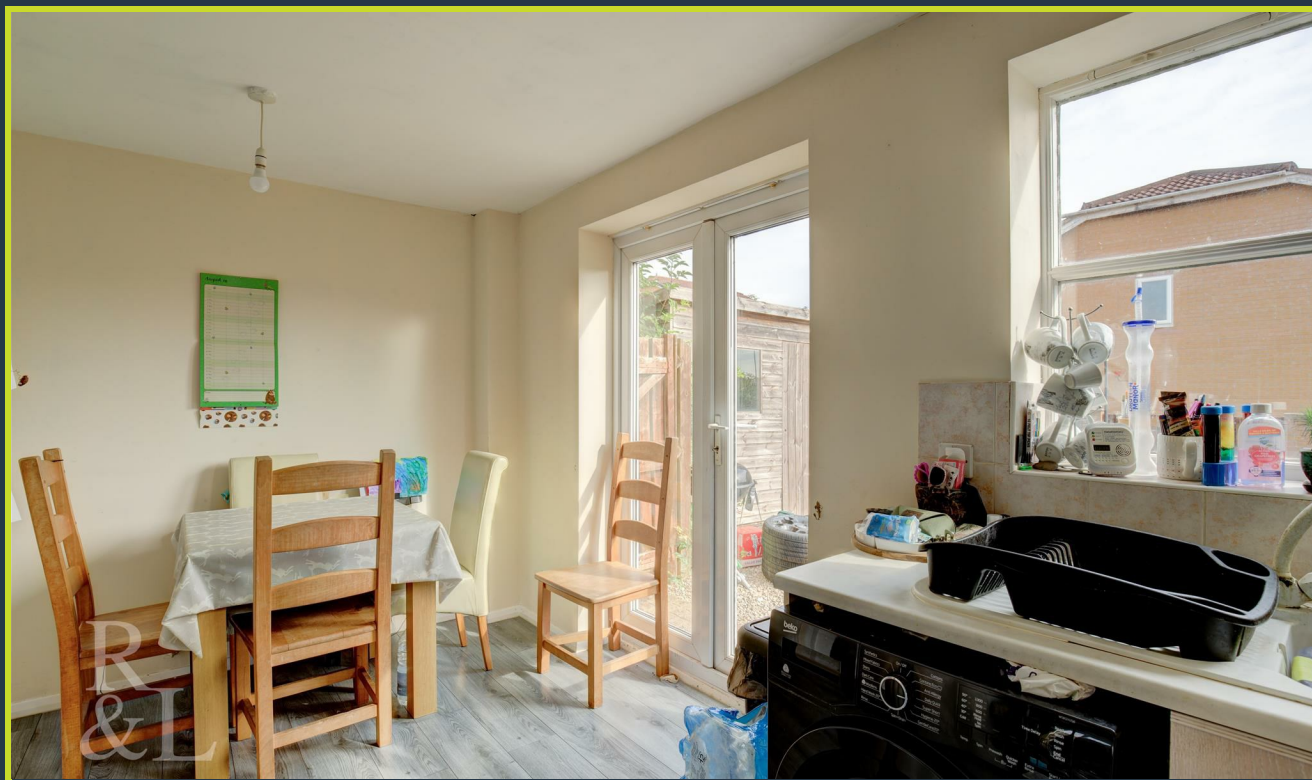


8 Penkridge Road

Church Gresley | DE11 9FH | Asking Price £210,000

ROYSTON
& LUND

- Three Bedroom Semi-Detached
- Kitchen/Diner with Gas Hob
- Bathroom with Shower Over Bath
- Private Driveway
- EPC Rating - D
- Ample Size Living Room
- Ground Floor WC
- Garden with Patio and Lawn
- Close Proximity to Many Schools
- Council Tax Band - C





This three-bedroom semi-detached property offers a well-balanced layout, ideal for family living.

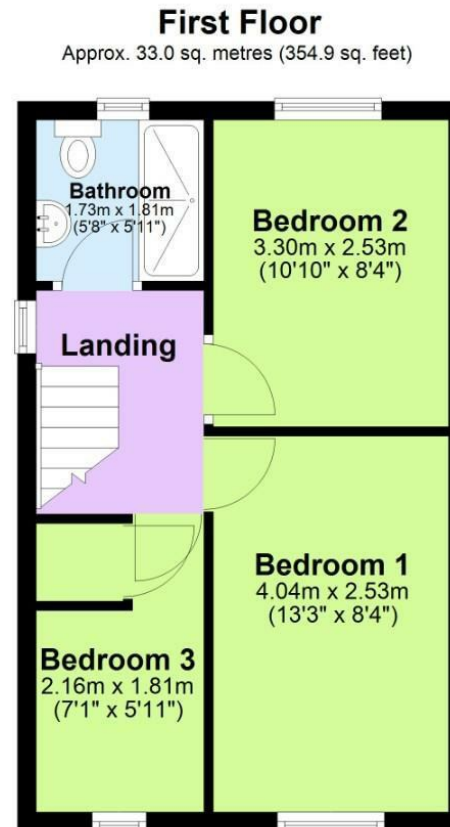
Entering through the porch, you are welcomed into a bright and comfortable living room, complete with a feature fireplace that creates a warm focal point for the space.

To the rear of the home sits the kitchen diner, fitted with a gas hob and ample storage. French doors open directly onto the patio garden, bordered by fencing and hedges. A convenient WC completes the ground floor accommodation.

Upstairs, the property provides three well-proportioned bedrooms, offering flexibility for family, guests, or a home office. A family bathroom serves all three rooms.

Externally, the home benefits from a driveway with space for up to two vehicles, adding valuable off-road parking.





Total area: approx. 68.3 sq. metres (735.2 sq. feet)

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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 

**ROYSTON
& LUND**