



Mount Pleasant Road, Castle Gresley,  
Swadlincote,





Guide price £160,000



## Key Features

- Development Opportunity
- Extensive Plot
- Detached Two Bed Cottage
- No Upward Chain
- Gas Fired Central Heating
- In Need Of Renovation
- EPC rating E
- Freehold







Newton Fallowell are pleased to be able to offer for sale this two bedroomed detached cottage in need of renovation or re-development, benefiting from an extensive plot this property would be perfect to redevelop, renovate or extend (subject to planning). In brief the accommodation comprises of: - conservatory, kitchen, bathroom, lounge and two bedrooms on the first floor. The property sits within a large plot. Viewings are highly recommended.

### Accommodation In Detail

Upvc double glazed door leading to:

#### Conservatory 4.52m x 2.14m (14'10" x 7'0")

having one central heating radiator, aluminium double glazed sliding doors to rear, Upvc double glazed window to front elevation and two to side.

#### Kitchen 2.45m x 3.12m (8'0" x 10'2")

having range of base and wall mounted units, wood effect laminate work top, stainless steel sink and drainer with chrome tap, free-standing oven with extractor over, space for washing machine and fridge/freezer, tiled splashback and wooden double glazed window to front elevation.

#### Bathroom 2.45m x 1.77m (8'0" x 5'10")

having low level wc, pedestal wash basin with brass taps, bath with brass taps, tiled splashback, one central heating radiator and cupboard housing the gas fired combination boiler, one central heating radiator and frosted wooden double glazed window to front elevation.

#### Lounge 3.65m x 5.01m (12'0" x 16'5")

having staircase rising to first floor, understairs storage cupboard, , original oak beams, open fireplace, BT and tv aerial points, cupboard housing the gas and electric meters, consumer unit, one central heating radiator, Upvc double glazed window to rear elevation and frosted Upvc door leading to rear.

### On The First Floor

#### Landing

having fitted smoke alarm and wooden single glazed window to side elevation.

#### Master Bedroom 3.75m x 2.66m (12'4" x 8'8")

having one central heating radiator and Upvc double glazed window to rear elevation.

#### Bedroom Two 2.79m x 2.23m (9'2" x 7'4")

having one central heating radiator and Upvc double glazed window to rear elevation.

#### Outside

To the front of the property is a large patio area, planter beds and a further lawned area. To the rear is an extensive garden which is mainly laid to lawn.

#### Services

All mains services are believed to be connected to the property.

#### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

#### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

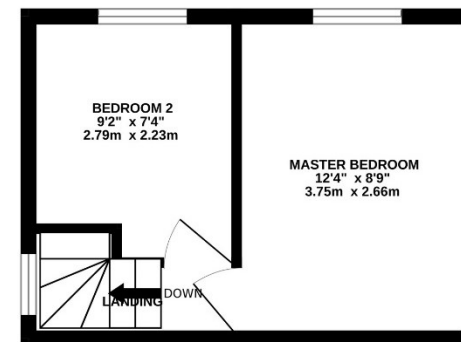
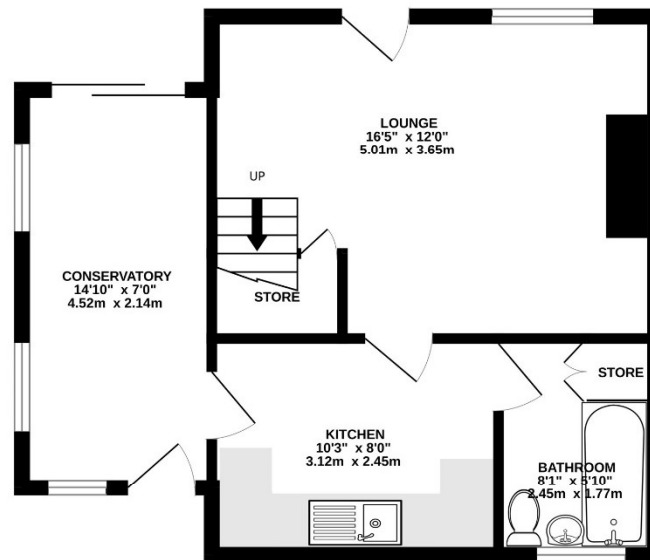
#### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR  
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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