



Home Farm Court, Castle Gresley,
Swadlincote



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Guide price £180,000



Key Features

- Two Bedroomed Semi Detached Home
- Off Road Parking
- Great Sized Rear Garden
- Ideal For First Time Buyer Or Investor
- Gas Central Heating & Upvc Double Glazing
- No Upward Chain
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this good sized two bedroomed semi detached home in Castle Gresley. The property benefits from having two double bedrooms, off road parking and a great sized rear garden. In brief the accommodation comprises: - entrance hall, kitchen, lounge/diner and on the first floor are two double bedrooms and bathroom. Viewings of this property are highly recommended.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Entrance Hall

having consumer unit for electric, thermostat for central heating, fitted smoke alarm, one central heating radiator and wood effect vinyl flooring.

Kitchen 2.37m x 2.18m (7'10" x 7'2")

having range of base and wall mounted units with roll top wood effect work surface, stainless steel sink and drainer with chrome mixer tap, four ring gas hob with extractor over, electric single oven, space for washing machine and fridge/freezer, Ideal Logic combination boiler, tiled splashback, one central heating radiator and Upvc double glazed windows to front elevation.

Lounge 5.6m x 3.65m (18'5" x 12'0")

having mock electric wood burner with marble hearth and wooden surround, BT and tv aerial points, two central heating radiators, staircase rising to first floor and Upvc sliding patio doors to rear elevation.

On The First Floor

Landing

having fitted smoke alarm and access to loft space which is partially boarded.

Bedroom One 3.09m x 3.65m (10'1" x 12'0")

having tv aerial point, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Two 2.42m x 3.65m (7'11" x 12'0")

having BT point, built-in overstairs storage, one central heating radiator and Upvc double glazed window to front elevation.

Bathroom 1.88m x 1.75m (6'2" x 5'8")

having low level wc with concealed cistern, vanity wash basin with chrome fittings, bath with electric shower over, partially tiled, extractor fan, frosted Upvc double glazed window to side elevation and one central heating radiator.

Outside

To the front of the property is a small paved courtyard which leads to the front door. A tarmac driveway provides parking for two vehicles. To the rear is a larger than normal garden which is fully enclosed by a wall to three sides and concrete gravel boarded fence to the fourth side. There are three separate patios, one is raised and walled, the rest of the garden 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

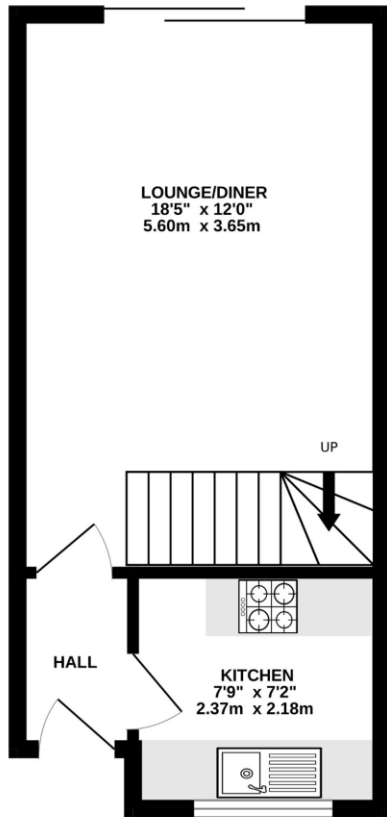
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

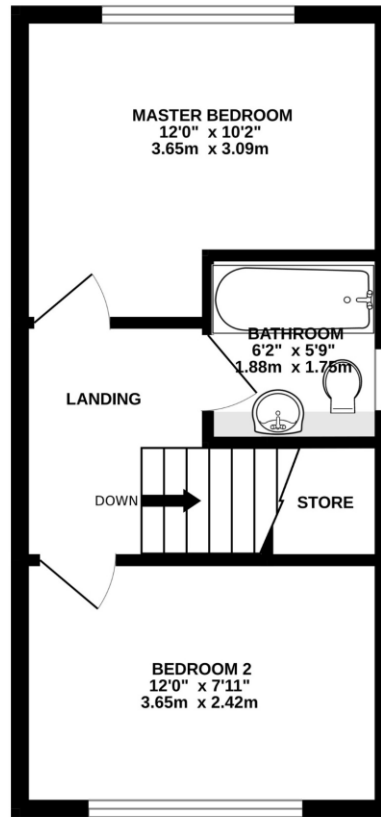
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

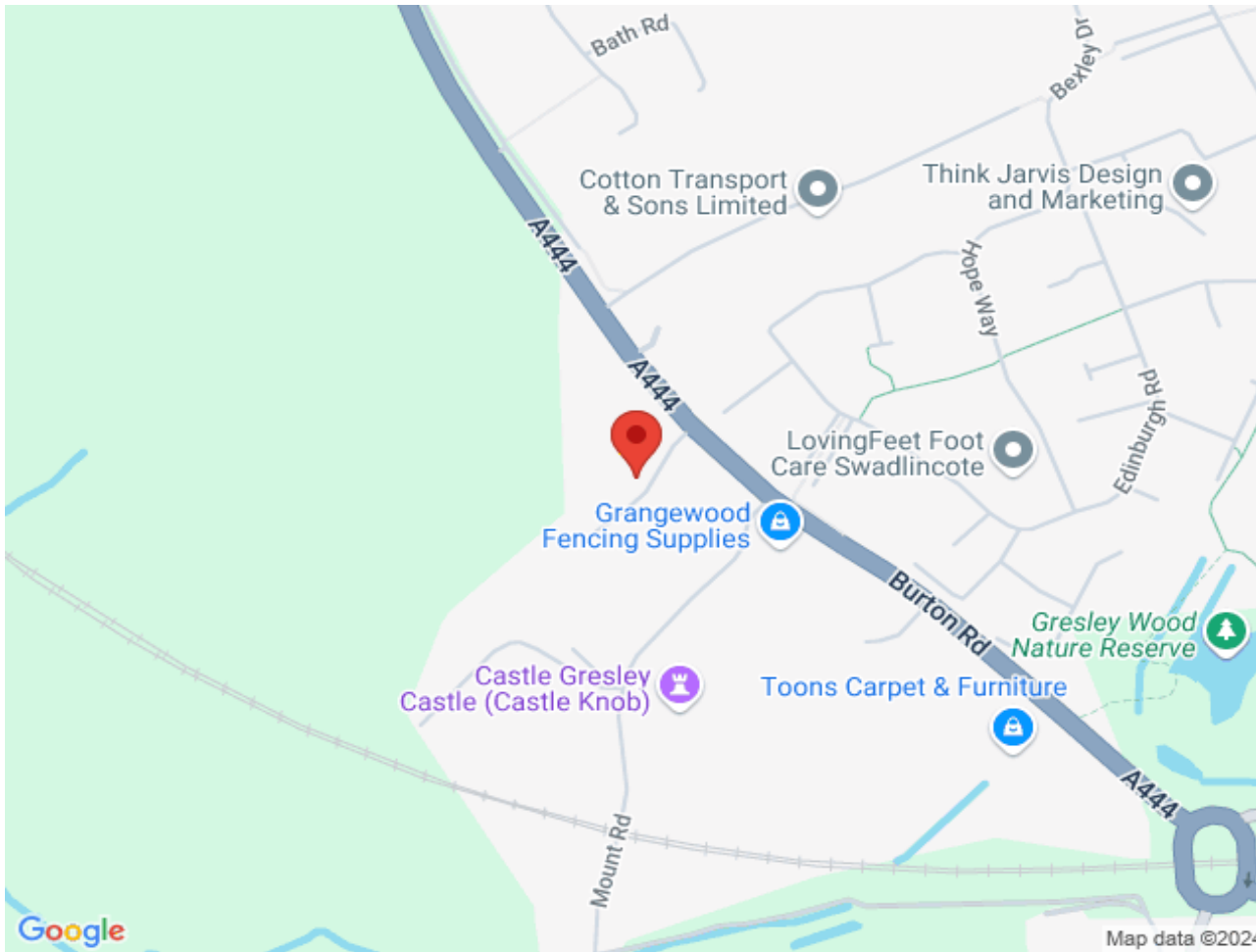


GROUND FLOOR



1ST FLOOR





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

