



Chestnut Green, Church Gresley,
Swadlincote



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Guide price £157500



Key Features

- Two Bedroomed Retirement Bungalow
- Master Bedroom With Fitted Wardrobes
- Large Lounge/Diner
- Over 60's Living
- Upvc Double Glazing & Gas Fired Central Heating
- Off Road Parking
- EPC rating C
- Leasehold





*** No Upward Chain *** Newton Fallowell are pleased to be able to offer for sale this two bedroomed retirement bungalow offering over 60's residential living. Perfect for independent retirement living. In brief the accommodation comprises: - entrance hall, lounge, kitchen, two bedrooms and shower room. The property is managed by Longhurst Group, the bungalow is leasehold so is subject to a service charge which covers the maintenance, window cleaning, buildings insurance, general repairs and boiler service (this is reviewed annually on the 1st April).

Accommodation In Detail

Frosted wooden double glazed door leading to:

Entrance Hall

having access to loft space, consumer unit for electrics, thermostat for central heating, doorbell chime, one central heating radiator and storage cupboard with shelves and hooks.

Lounge 3.8m x 4.22m (12'6" x 13'10")

having BT and tv aerial points, one central heating radiator and Upvc sliding patio doors leading out to rear garden.

Kitchen 2.26m x 3.13m (7'5" x 10'4")

having range of base and wall mounted units, laminate roll top working surface, stainless steel sink and drainer with chrome mixer tap, controls for hot water system, gas fired Worcester Bosch combination boiler, space for oven, washing machine and fridge/freezer, one central heating radiator and built-in larder cupboard having power and space for freezer.

Master Bedroom 2.75m x 3.28m (9'0" x 10'10")

having built-in wardrobes, tv aerial point, one central heating radiator and Upvc double glazed window to front elevation.

Study/Bedroom Two 2.24m x 2.15m (7'4" x 7'1")

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



Shower Room 2.25m x 2.04m (7'5" x 6'8")

having low level wc, pedestal wash basin with chrome taps, double width shower cubicle with thermostatically controlled shower, full tiling complement, extractor fan, wall mounted chrome heated towel radiator and cupboard housing hot water cylinder.

Outside

To the front of the property there is a block paved driveway providing parking for one vehicle together with a fore garden. To the rear is a communal garden but with a private patio with electrically controlled canopy over. The garden is all maintained by the management company.

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.

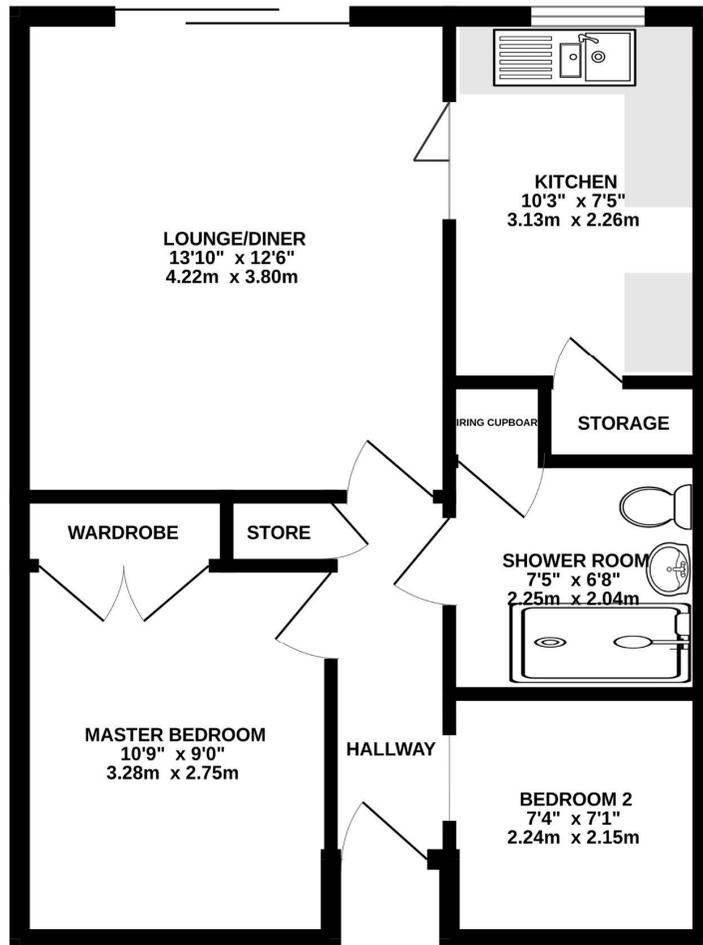
Tenure

Leasehold - 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

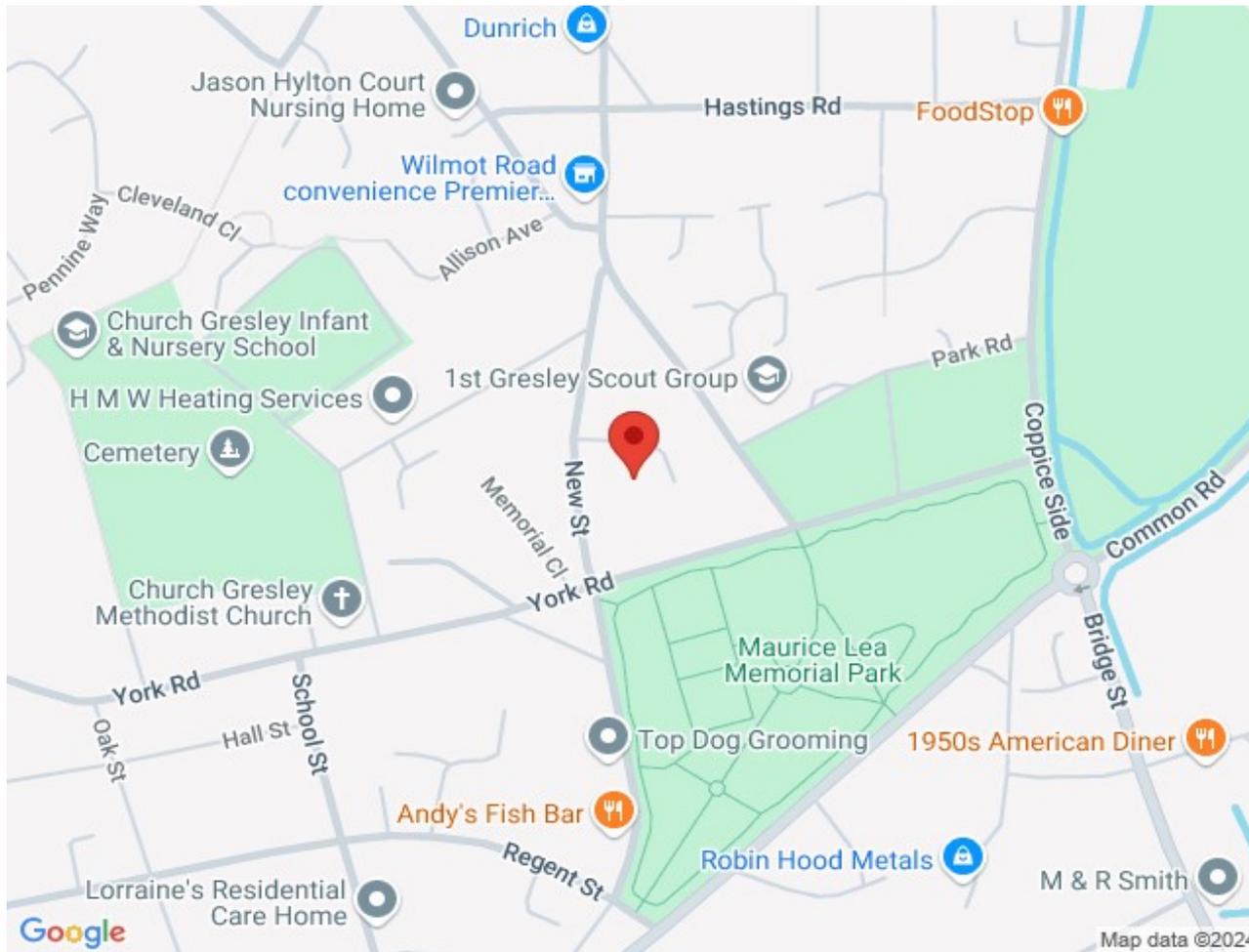
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		89
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(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>			