



School Street, Church Gresley,
Swadlincote



2



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2

£145,000



Key Features

- Two Bedroomed Mid Terraced Home
- Two Reception Rooms
- Guest Cloak Room
- Enclosed Rear Garden with Large Shed
- Gas Centrally Heated & Upvc Double Glazing
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this quaint two bedroomed mid terraced home in Church Gresley. Being well presented and low maintenance this property is ideal for any first time buyer or investor. The accommodation in brief comprises: - lounge, dining room, kitchen, guest cloak room, conservatory/utility room and on the first floor a landing leads to two double bedrooms and bathroom. Externally there is a low maintenance fully enclosed rear garden which provides plenty of space for entertaining. Viewings are highly recommended.

Accommodation In Detail

Upvc double glazed door leading to:

Lounge 4.32m x 3.03m (14'2" x 9'11")

having feature fireplace with tiled hearth and wooden surround, built-in storage which houses the consumer unit and electric meter, one central heating radiator and Upvc double glazed window to front elevation.

Dining Room 3.33m x 3.7m (10'11" x 12'1")

having built-in understairs storage, staircase rising to first floor, one central heating radiator, single glazed wooden door leading through to conservatory/utility.

Kitchen 1.7m x 3.78m (5'7" x 12'5")

having range of base and wall mounted units, stone effect laminate work surface, composite sink and drainer with brass mixer tap, space for oven, washing machine and fridge/freezer, one central heating radiator, mosaic tiling to floor, Upvc double glazed window to side elevation into conservatory, frosted Upvc double glazed door to side elevation.

Guest Cloak Room 1.78m x 0.92m (5'10" x 3'0")

having low level wc, space saving wash basin with chrome mixer tap, gas fired combination boiler, one central heating radiator and two frosted Upvc double glazed windows to side and rear elevations.

Conservatory/Utility Room 2.33m x 1.87m (7'7" x 6'1")

having power, space for tumble dryer, one central heating radiator and wooden single glazed windows to rear elevation.

On The First Floor

Landing

leading to:

Master Bedroom 4.32m x 3.03m (14'2" x 9'11")

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

Bedroom Two 3.35m x 3.7m (11'0" x 12'1")

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

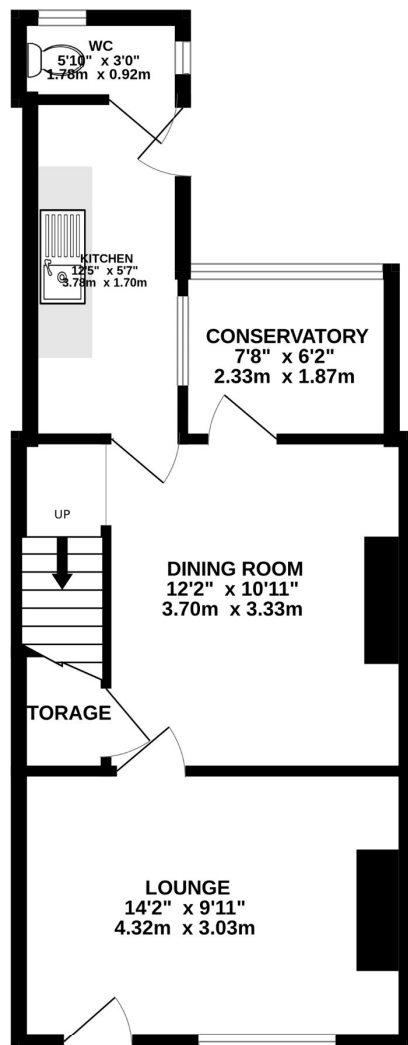
Bathroom 2.07m x 3.7m (6'10" x 12'1")

having low level wc, pedestal wash basin with chrome taps, bath with chrome fittings, walk-in shower cubicle with chrome thermostatic shower over, aqua panelling to shower walls, tiled splashback, chrome heated towel radiator, access to loft space and frosted Upvc double glazed window to rear elevation.

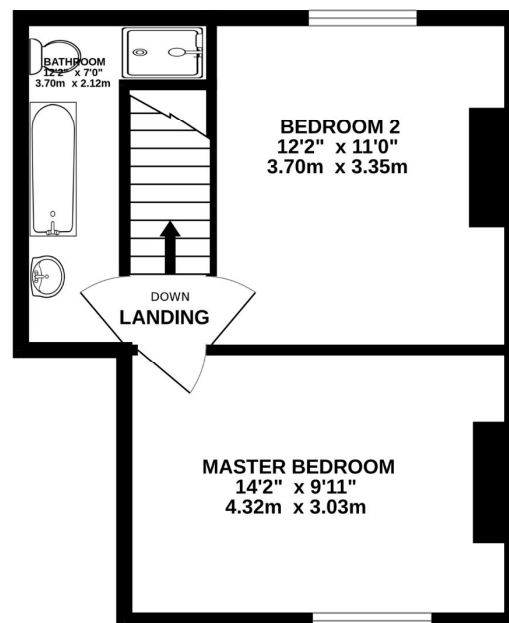
Outside

A decorative cast iron gate gives access to the front door and a paved pathway leads to the rear. To the rear is an enclosed garden which is extremely low maintenance with a large paved space which provides plenty of seating, gravelled area and a large garden shed for storage.

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



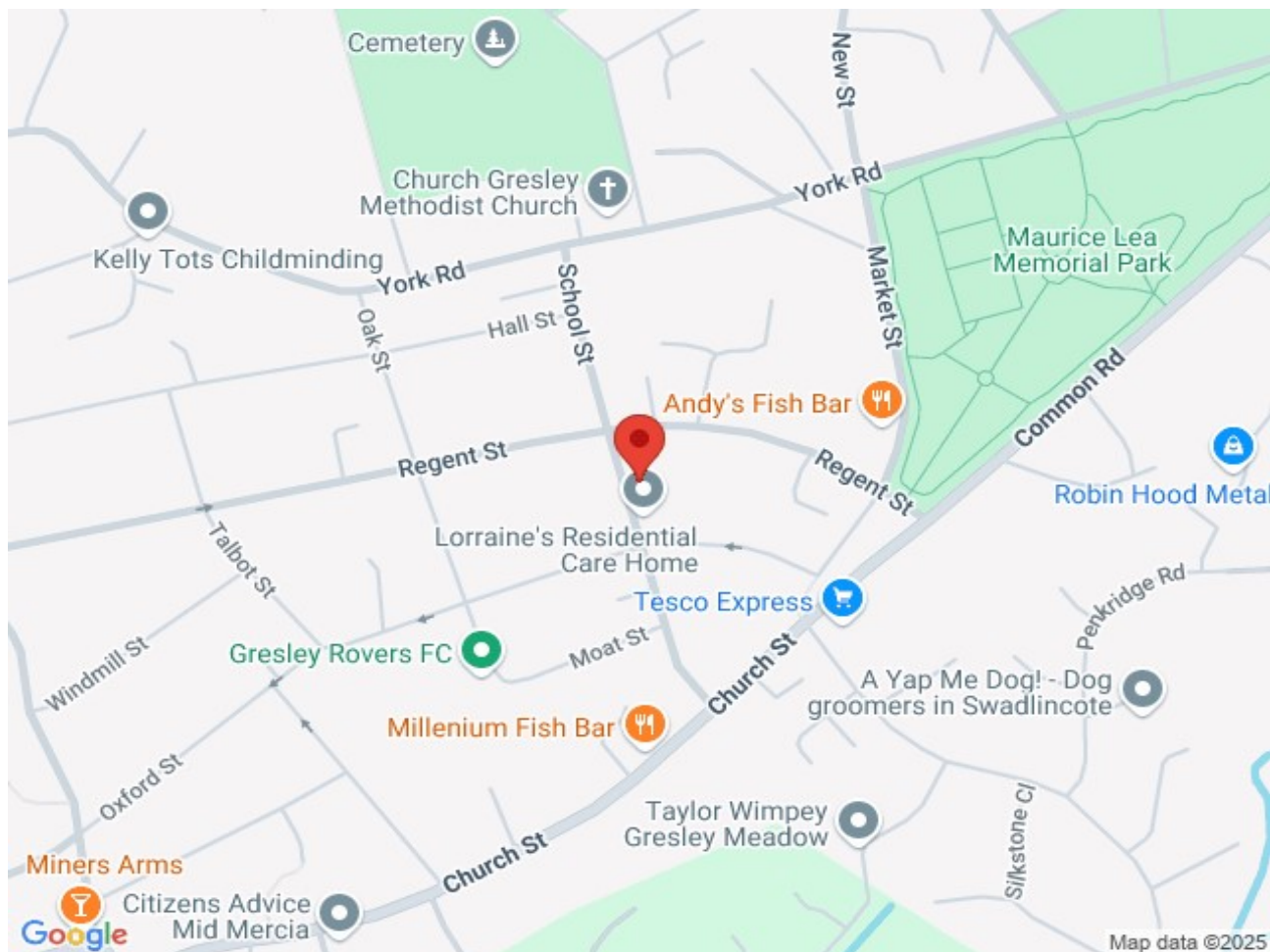
1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.7 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 availability or efficiency can be given.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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

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