



Regent Street, Church Gresley,
Swadlincote



£155,000



Key Features

- Immaculately Presented Mid Terraced Home
- Two Double Bedrooms & Two Reception Rooms
- Ideal For First Time Buyer
- New Kitchen & Bathroom
- Recently Refurbished Throughout
- Large Enclosed Rear Garden
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented two bedroomed traditional mid terraced home in Church Gresley. Benefitting from being recently refurbished throughout and a well fitted kitchen and bathroom, the property is ideal for any first time buyer or investor. in brief the accommodation comprises: - lounge, dining room, kitchen, bathroom and on the first floor a landing leads to two double bedrooms.

Accommodation In Detail

Upvc double glazed door leading to:

Lounge 3.48m x 3.13m (11'5" x 10'4")

having tv aerial point, newly fitted carpet, one central heating radiator and Upvc double glazed window to front elevation.

Dining Room/Rear Sitting Room 3.48m x 4.47m (11'5" x 14'8")

having staircase rising to first floor, cupboard housing consumer unit for electrics, electric meter and controls for tv's, newly fitted carpet, one central heating radiator and floor to ceiling Upvc double glazed window to rear elevation.

Kitchen 1.82m x 4.23m (6'0" x 13'11")

having recently fitted high gloss base and wall mounted units, wood effect laminate working surfaces, stainless steel sink and drainer with brushed chrome taps, electric Zanussi induction hob, electric oven, metro tiled splashbacks, space for washing machine and tumble dryer, wood effect laminate floor, one central heating radiator and Upvc double glazed window to side elevation.

Lobby

having decorative panelling to walls, stone effect tiling to floor and frosted Upvc double glazed window to side elevation.

Bathroom 1.8m x 1.67m (5'11" x 5'6")

having low level wc, pedestal wash basin with chrome taps, bath with chrome fittings and mixer shower over, glass shower screen, stone effect tiling, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.

On The First Floor

Landing

leading to:

Master Bedroom 3.48m x 3.42m (11'5" x 11'2")

having built-in storage cupboard housing the Worcester Bosch combination boiler, recently installed carpet, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Two 3.48m x 3.13m (11'5" x 10'4")

having built-in overstairs storage cupboard, recently installed carpet, one central heating radiator and Upvc double glazed window to front elevation.

Outside

To the front of the property is a paved courtyard area. To the rear is a enclosed garden with a paved patio area and a paved pathway leads to a second block paved patio area.

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.

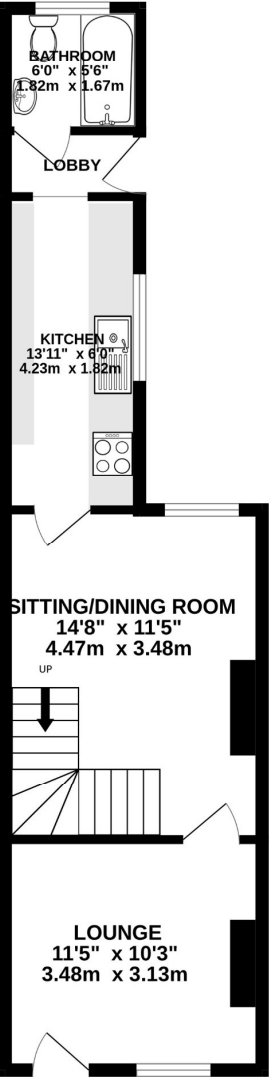
Tenure

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.

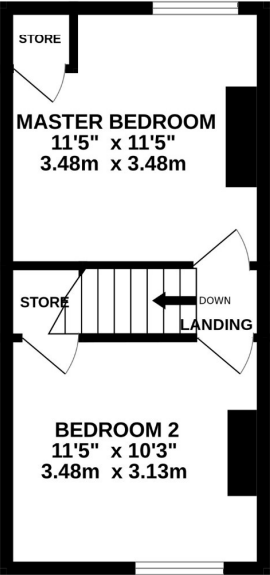
Note

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
408 sq.ft. (37.9 sq.m.) approx.



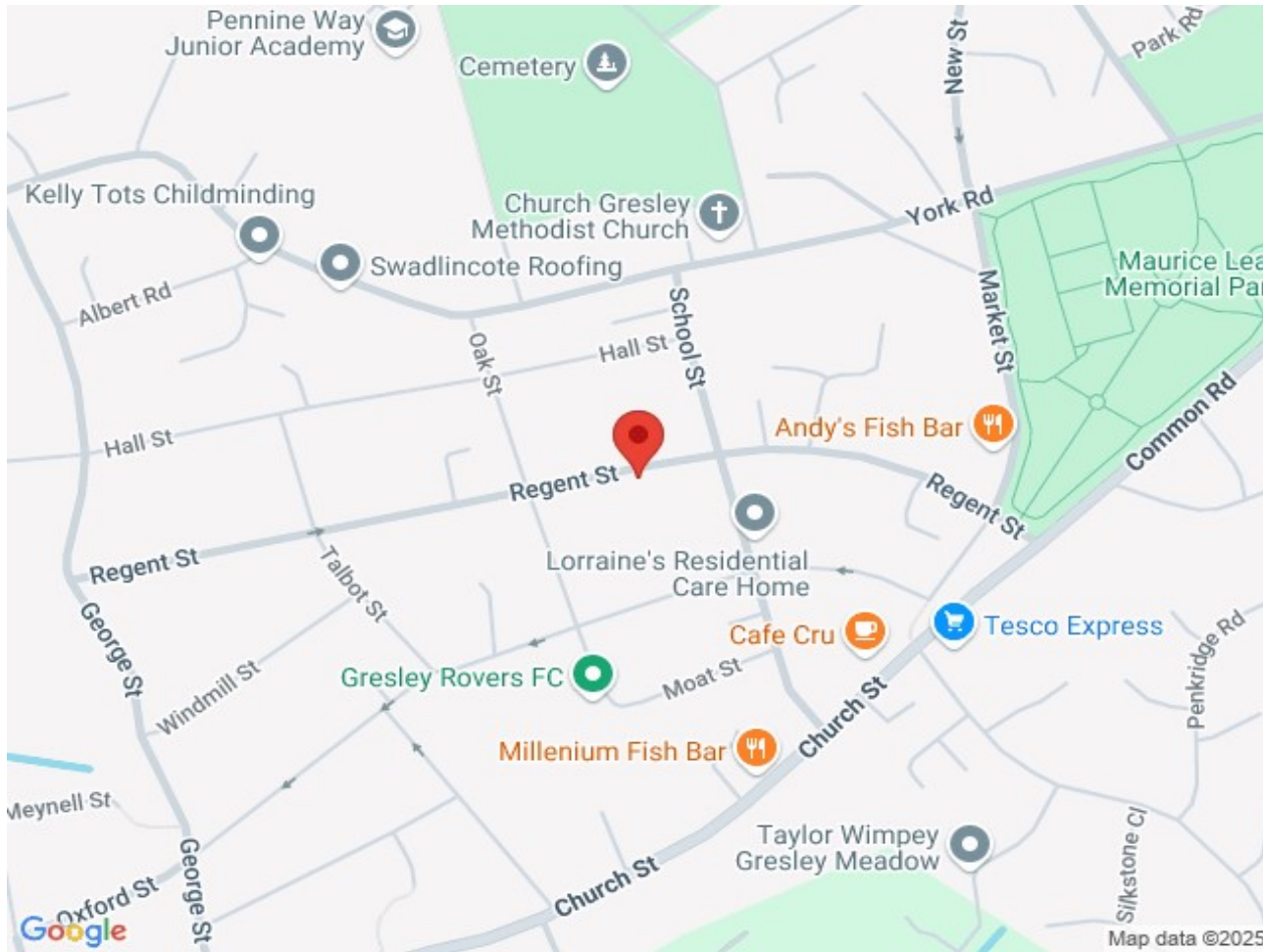
1ST FLOOR
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(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		