



68 High Street

Castle Donington, Derby, DE74 2PP

Offers In The Region Of £265,000



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Entrance Hallway

Entrance via wooden front door leading into dining room, with a window to side elevation, gas central heating radiator, stairs leading to first floor, laminate flooring.

Lounge

11'6" x 10'7" (3.53m x 3.23m)

With a window to the front elevation, gas central heating radiator, carpeted flooring.

Kitchen

9'10" x 8'9" (3.01m x 2.68m)

With a window to the side elevation, door leading to rear garden, Bosch oven, four ring gas hob, overhead extractor fan, plumbing for washing machine, laminate flooring.

Stairs Leading To First Floor

11'6" x 10'4" (3.53m x 3.16m)

Leading to snug area, window to side elevation, gas central heating radiator, carpeted flooring.

Bedroom Three

11'1" x 10'4" (3.38m x 3.16m)

With a window to the front elevation, gas central heating radiator, carpeted flooring.

Family Bathroom

Four piece suite comprising of; low level W/C, hand wash basin, bath, enclosed shower with tiled walls, heated towel rail, half tiled walls, tiled flooring.

Stairs Leading To Second Floor

Bedroom Two

11'6" x 10'7" (3.53m x 3.23m)

With a window to the side elevation gas central heating radiator, carpeted flooring.

Bedroom One

11'6" x 10'7" (3.53m x 3.23m)

With a window to the side elevation, gas central heating radiator, carpeted flooring.

Rear Garden

A private North East facing courtyard rear garden with paved patio.

Ample on street parking can be located on High Street.

MONEY LAUNDERING REGULATIONS

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1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Road Map



Hybrid Map



Terrain Map



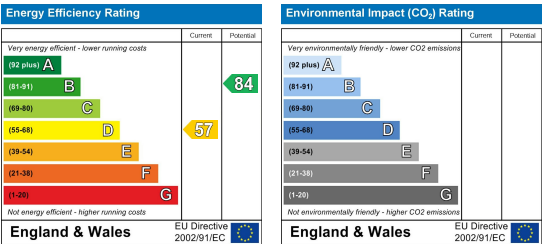
Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.