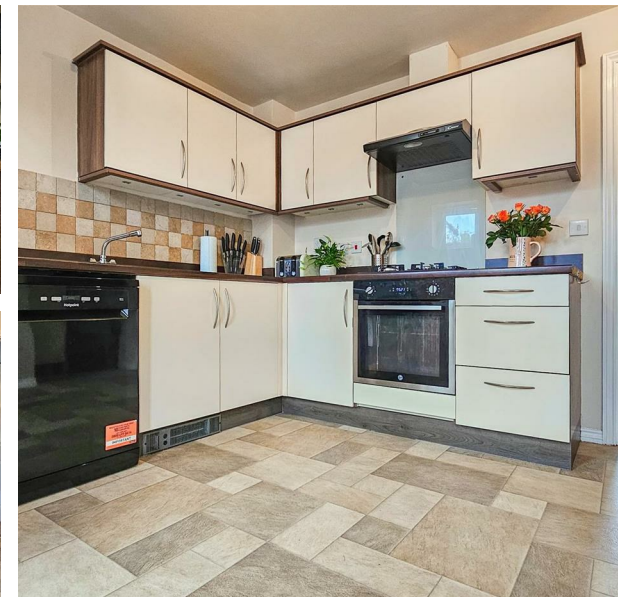


# Edinburgh Road, Church Gresley, DE11 9GD

Offers Over £180,000



## Edinburgh Road, Church Gresley, DE11 9GD

**Offers Over £180,000**  
**Council Tax Band: B**

Welcome to this modern three-bedroom property, a perfect starter home, or for those who are downsizing. The property is well-presented throughout and perfectly located away from the main road, at the head of a cul-de-sac, though also near to amenities.

The property in brief, comprises of a spacious lounge diner, well-appointed kitchen and cloakroom WC, as well as three bedrooms and a modern bathroom. To the front there is parking for two cars side by side, and to the rear a low-maintenance and enclosed garden.

**Kitchen** – The kitchen is modern and well-presented, with neutral décor, tiled splash back and quality vinyl flooring. There is a range of fitted, wall mounted, base and drawer units with work surfaces. Appliances include a sink and drainer unit with mixer tap, an integrated electric oven with gas hob and extractor hood, dishwasher, as well as plumbing and space for a washing machine. There is ample space for the fridge freezer. From here there are doors to the lounge and cloakroom WC.

**Cloakroom WC** – Comprising low-level WC and hand-wash basin. The vinyl flooring continues from the kitchen and there is an obscure paned window to the front elevation.

**Lounge Diner** – Tastefully decorated, with quality carpeting, and double doors onto the garden, radiator and stairs to the first floor.

**First Floor Landing** – Carpeted flooring, loft access, airing cupboard and doors to -

**Bedrooms** – All bedrooms have carpeted floors in good condition, and UPVC windows. Bedroom 1 is a good-sized double and to add to this it also has a recess for the wardrobe, with a shelf to the side making more logistical space overall. Bedrooms 2 and 3 are singles, with bedroom 2 being a very good sized single.

**Bathroom** – The bathroom is modern, and comprises of panel enclosed bath with a shower over and tile surround, low-level WC, wash hand basin with tile splashback as well as radiator and towel rail.

**Outside** - Parking for two cars side by side at the front and an enclosed garden with paved patio seating area and artificial lawn. The garden is private and low

maintenance, and there is also a gate for access to the front.

### Measurements:

Kitchen 13' 7" x 9' 6" ( 4.14m x 2.90m )

Lounge 13' 8" x 14' 2" ( 4.17m x 4.32m )

Master Bedroom 13' 8" max x 11' 8" max ( 4.17m max x 3.56m max )

Bedroom Two 8' 7" x 6' 8" ( 2.62m x 2.03m )

Bedroom Three 6' 8" x 6' 3" ( 2.03m x 1.91m )

### Additional Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: B

Local Authority: South Derbyshire

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.





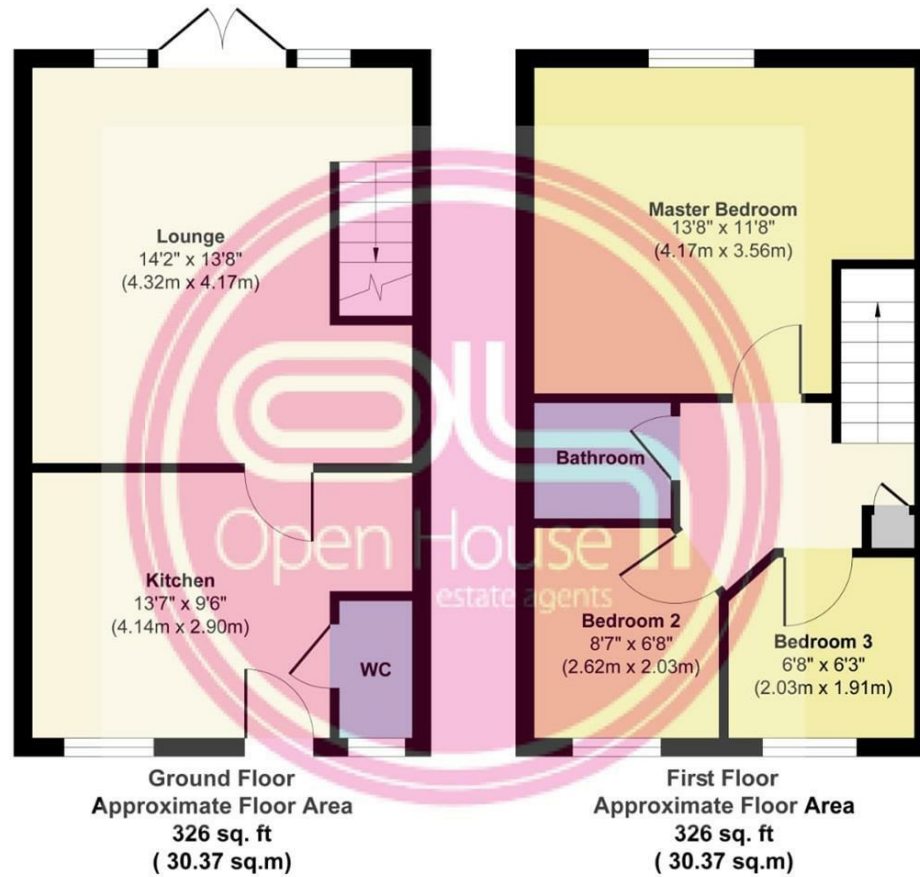
**\*\*Money Laundering Regulations 2003:\*\***

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

**\*\*Floorplans:\*\***

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.





Approx. Gross Internal Floor Area 652 sq. ft / 60.74 sq. m  
Illustration for identification purposes only, measurements approximate and not to scale, Unauthorised reproduction is prohibited.  
Produced by designimperial.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>76</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	