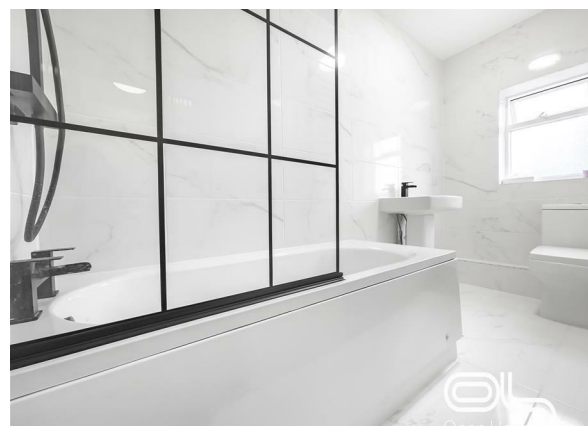


Station Street, Castle Gresley, DE11 9JU
£140,000

OL
Open House
estate agents



Station Street, Castle Gresley, DE11 9JU

£140,000

Council Tax Band: A

We are pleased to present this newly renovated traditional terraced home in a popular location in Castle Gresley, perfect for first-time buyers, couples and buy to let investors. The property is ready to move into and has a new kitchen and bathroom done to a high specification as well as new flooring and decorating throughout.

The property is in close proximity to local amenities and schools, including a retail park just up the road on the drum and monkey estate with a Sainsburys Local, Fish and Chip Shop, Indian Take Away, and a Charity shop, as well as the local health centre. Moreover, there are nearby walking routes, with the area being close to the national forest.

The lounge is cosy yet ample sized, with a feature fireplace, high quality carpeting, and neutral décor. The lounge gives way to the kitchen, which is newly fitted, and modern in design and finish, including integrated appliances and quality wall and base units. The conservatory completes the downstairs accommodation, a nice space with views onto the large garden.

To the first floor, the first bedroom is a large double, with a good sized window for natural light. The second bedroom is a single room. Both bedrooms are newly carpeted. The bathroom also benefits from a quality refurbishment, with an aesthetically pleasing bathroom suite, including bath with shower over, basin with waterfall mixer tap, and low level WC.

The rear garden is particularly spacious, with lawned and patio area, and there is a small paved area to the front for separation from the main road.

Lounge

12'5" x 7'2"

Kitchen

10'5" x 9'0"

Bedroom 1

12'5" x 10'5"

Bedroom 2

7'7" x 4'4" to 7'8"

Bathroom

10'1" x 4'3"

Additional Information:

Upstairs there is a bathroom, plus two bedrooms, one double and one single.

Property Type: Freehold

EPC Rating: C

Council Tax Band: A

Local Authority Area: 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:****

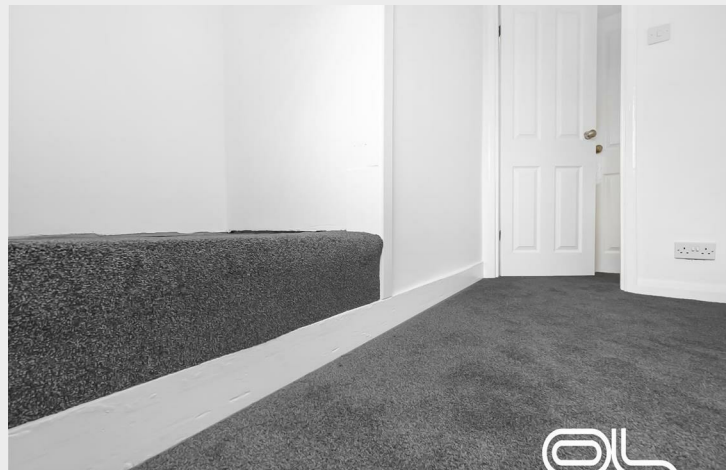
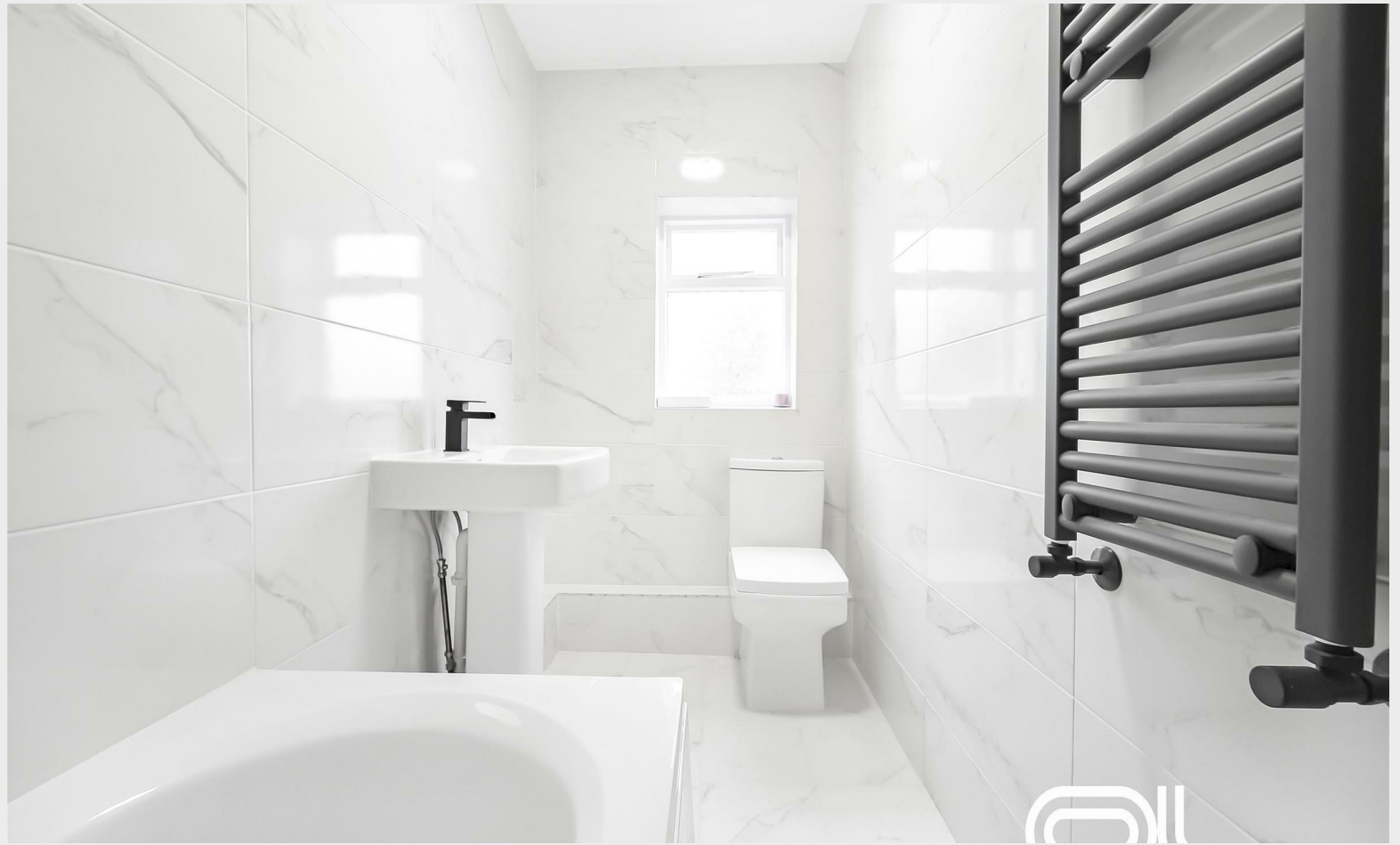
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

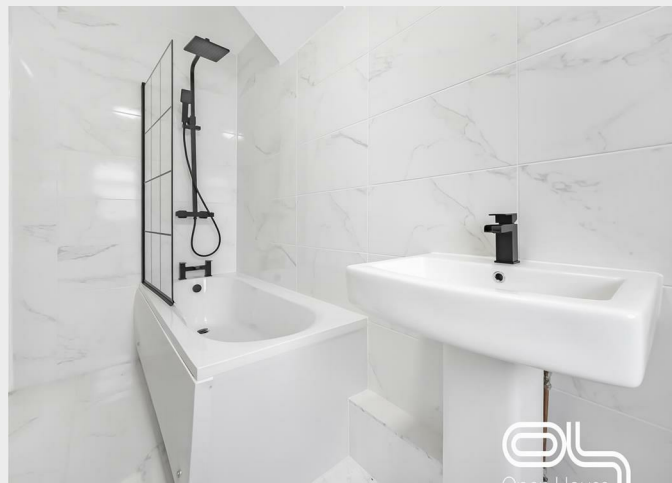
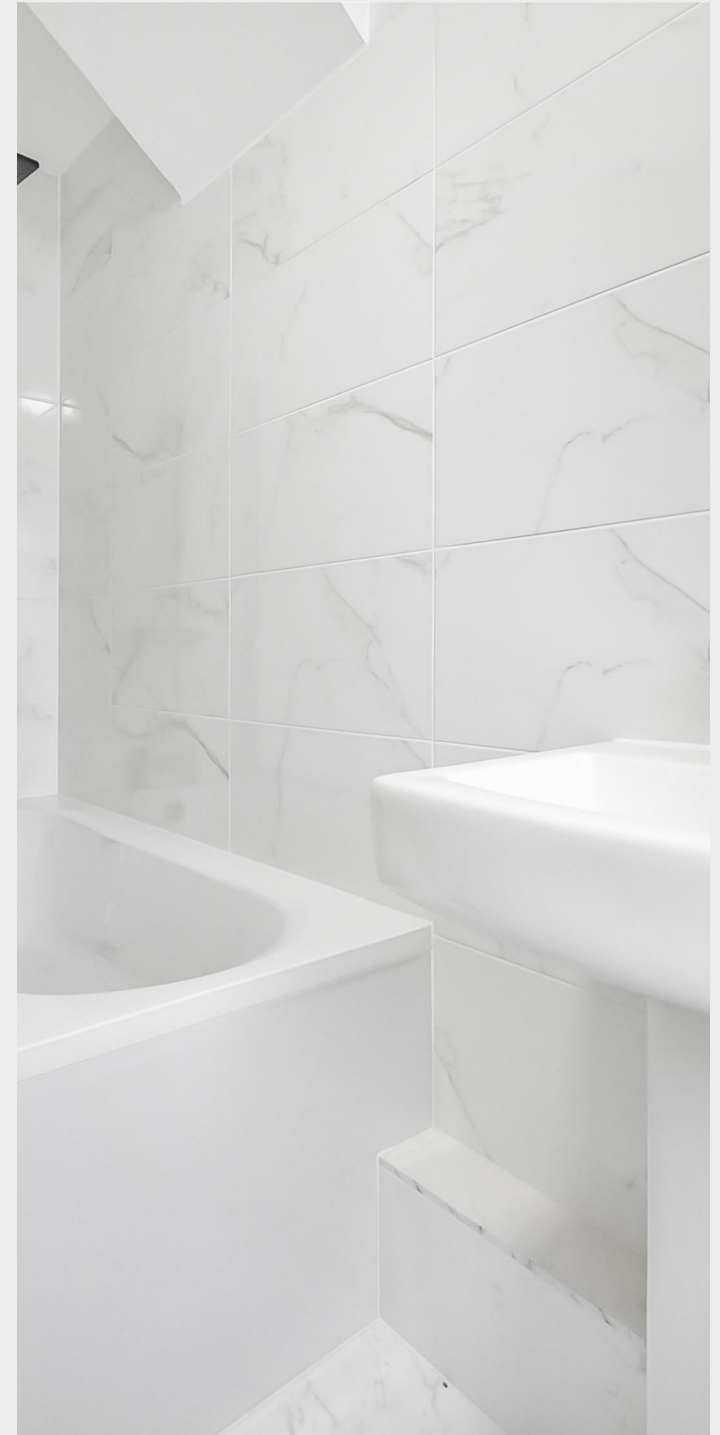
****Floorplans:****

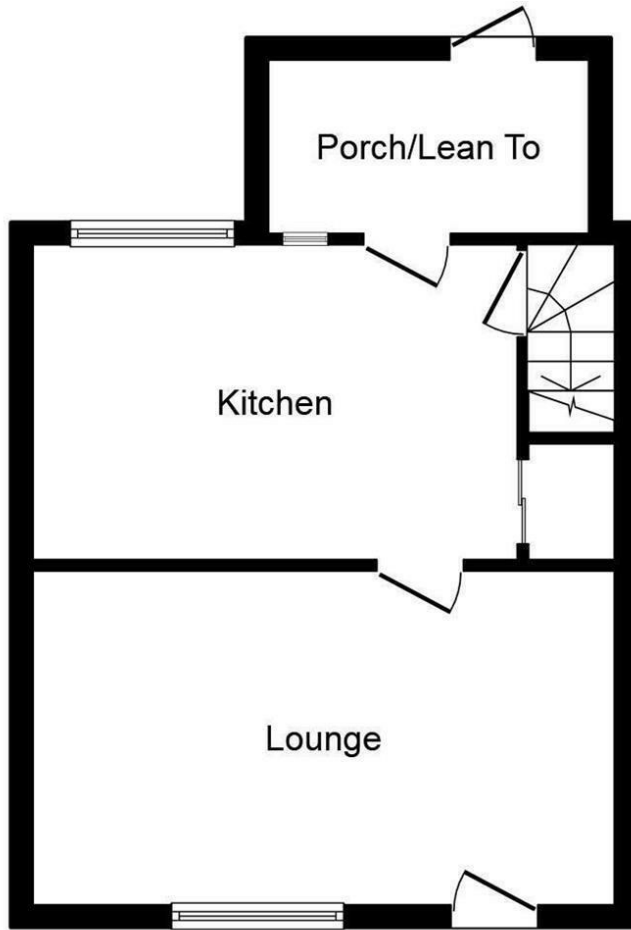
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.



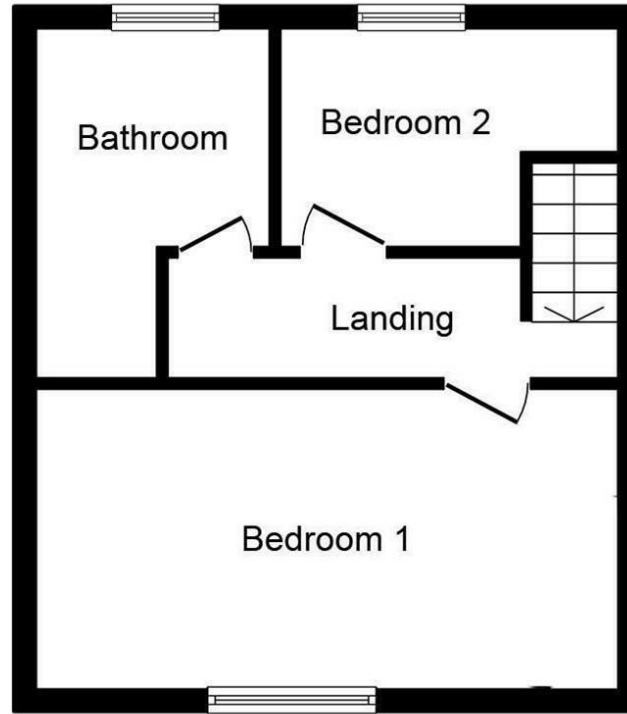








Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	70	
(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	