

*Bass's Crescent, Castle Gresley, DE11*

**£235,000**



CADLEY CAULDWELL are thrilled to bring to the market this versatile THREE DOUBLE BEDROOMED END TERRACED family home located on a pleasant street within Swadlincote; close to amenities, parks and major route ways.

Large lounge/diner, newly fitted kitchen, spacious hallway/study area, conservatory with multi-fuel stove, three double bedrooms, family bathroom, WC, extensive, enclosed rear garden with potential for a variety of uses or entertaining areas.

Gas central heating and double glazing. Option to rent a garage directly across the road.

**MUST BE VIEWED TO BE APPRECIATED!**

**Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY!**

**\*\*Council Tax Band: A / EPC Rating: D/ Freehold\*\***

**THREE BEDROOM END  
TERRACE**

**CONSERVATORY**

**DECEPTIVELY  
SPACIOUS**

**OPTIONAL GARAGE  
RENTAL**

**EXTENSIVE REAR GARDENS**

**\*\*Council Tax Band A/EPC  
D/Freehold\*\***

# Bass's Crescent, Castle Gresley, DE11

## Directions

Follow SATNAV Code for DE11 9HW

## IMPORTANT INFORMATION

Mortgage advice available in this office

## GROUND FLOOR

### Hallway

13'3" x 11'1" (4.04m x 3.38m)

### Lounge/Diner

23'8" x 11'10" (7.21m x 3.61m)

### Kitchen

11'10" x 10'5" (3.61m x 3.18m)

### Conservatory/Utility Area

13'8" x 10'0" (4.17m x 3.05m)

### Conservatory

10'9" x 8'1" (3.28m x 2.46m)

## FIRST FLOOR

### Bedroom 1

13'3" x 10'11" (4.04m x 3.33m)

### Bedroom 2

11'11" x 9'11" (3.63m x 3.02m)

### Bedroom 3

11'11" x 10'0" (3.63m x 3.05m)

Into recess

### WC

6'5" x 3'1" (1.96m x 0.94m)

### Family bathroom

8'6" x 6'10" (2.59m x 2.08m)

## OUTSIDE

### Rear

Gated, Artificial lawn, gravelled area, patio, mature shrubs & trees, laid to lawn

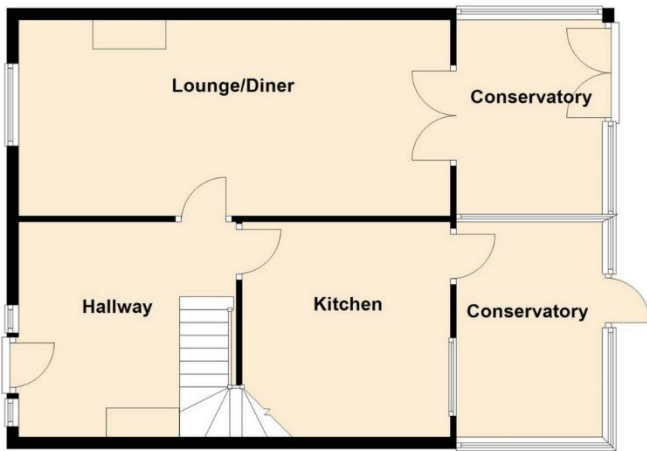
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) A                                  |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) A                                                      |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England, Scotland & Wales                                       | EU Directive 2002/91/EC |           |

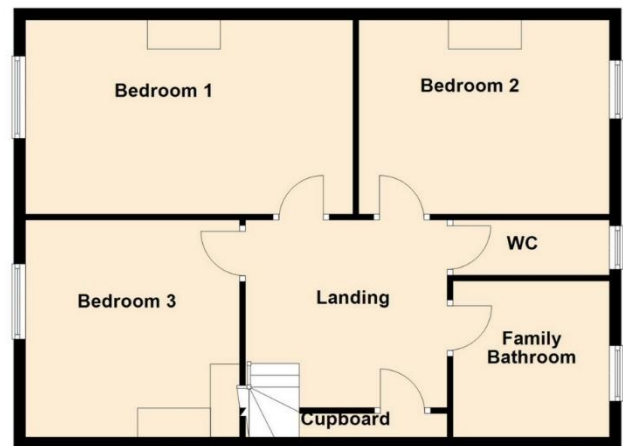




**Ground Floor**  
Approx. 0.0 sq. metres (0.0 sq. feet)



**First Floor**  
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Viewing by appointment only with  
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.