## Princess Street Castle Gresley, Swadlincote, DE11 9JZ





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This traditional two-bedroom mid-terrace home is ideally located within walking distance of a wide range of local amenities. Offered with no onward chain, it presents a fantastic opportunity for first-time buyers, investors, or downsizers alike.

£125,000





This charming two-bedroom mid-terrace home is ideally located in a popular and well-connected area, just a short walk from a range of local shops, schools, and transport links. Offered with no onward chain, the property boasts a spacious and functional layout, modern kitchen and bathroom fittings, and a generous rear garden with a sunny southerly aspect. Perfect for first-time buyers, investors, or those looking to downsize, this property offers comfortable living in a convenient location.

Step inside via the UPVC front door into a welcomingsitting room, featuring a UPVC double-glazed window to the front and a radiator. A connecting door leads through to the adjacent breakfast kitchen.

The kitchen is well laid out with a range of base and wall units that wrap around three sides, complemented by contrasting countertops. Integrated appliances include an induction hob with an extractor hood above and an oven below. There is also space for a washing machine and fridge freezer beneath the stairs. A fitted breakfast bar provides seating for two, while a one-and-a-half bowl stainless steel sink offers lovely views out over the rear garden. A staircase from the kitchen leads to the first floor.

The modern family bathroom is located on the ground floor and features a panelled bath with a glazed screen and shower mixer tap, a pedestal wash hand basin, a WC, a chrome ladder-style radiator, and a UPVC double-glazed window to the side.

Upstairs, you'll find two generously sized double bedrooms. Bedroom one enjoys views over the front of the property, while bedroom two looks out across the rear garden.

The rear garden is long and mostly laid to lawn, benefitting from a sunny southerly aspect-perfect for relaxing or entertaining.

Agent's Note: As is common for terraced homes there is a shared right of way across the rear of the neighbouring properties providing pedestrian access to the front elevation.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note**: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: On road Electricity supply: Mains

Water supply: Mains Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> **Mobile signal/coverage**: See Ofcom link <u>https://checker.ofcom.org.uk/</u> **Local Authority/Tax Band:** South Derbyshire District Council / Tax Band A **Useful Websites:** <u>www.gov.uk/government/organisations/environment-agency</u> **Our Ref**: JGA/05062025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

















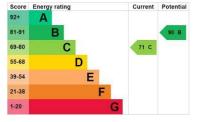


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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