

Burton Road

Castle Gresley, Swadlincote, DE11 9EW



Priced for a quick sale, with no upward chain. Offering flexible and stylish accommodation this townhouse is ideal for first-time buyers, downsizers, or investors alike. The property benefits from a separate garage, two allocated parking spaces, and a paved, low-maintenance rear garden.

£185,000

John German 

The accommodation spans approximately 848 sq ft over three floors. The ground floor boasts a spacious kitchen/diner fitted with an oven, gas hob and extractor fan. Tiled floor runs throughout the room and off the dining area are French doors that open to the rear garden which is paved and stoned, perfect for those seeking low maintenance.

A separate utility room provides additional storage and laundry space.

On the first floor, there is a bright and welcoming living room, a guest WC, and a versatile study or occasional third bedroom-ideal for remote working or visitors.

The second floor offers two generously sized double bedrooms and a modern family bathroom, fitted with a shower over the bath, wash basin, and WC.

To the front is off road parking and access to the garage.

Set in a convenient and well-connected location with access to local shops, schools, and transport links, this is a fantastic opportunity to secure a move-in-ready home.

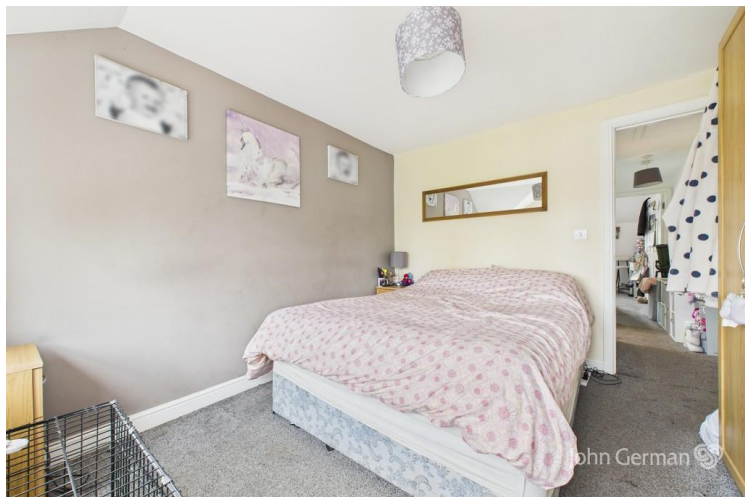
- Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
- Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.
- Property construction:** Standard
- Parking:** Off road parking & garage
- 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: <https://checker.ofcom.org.uk/>
- Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>
- Local Authority/Tax Band:** South Derbyshire District Council / Tax Band B
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
- Our Ref:** JGA/23052025

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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