



**Regent Street
Swadlincote, DE11 9PJ**

Offers in Excess of £135,000

Gao
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MAIN FEATURES:

- **Good Size Semi Detached House Undergoing Refurbishment**
- **Kitchen**
- **Lounge/Diner**
- **Three Bedrooms**
- **Family Bathroom/WC**
- **Good Size Rear Garden**
- **No Onward Chain**

Situated in the popular residential area of Church Gresley, this good size three-bedroom semi-detached home on Regent Street, offers an exciting opportunity for buyers looking to add their own style and finish to a property currently undergoing refurbishment. The accommodation briefly comprises a fitted kitchen, spacious lounge/diner, three well-proportioned bedrooms and a family bathroom/WC. Outside, the property benefits from a generous rear garden, ideal for families, entertaining or further landscaping potential. Offered with no onward chain, this home is ready for the next owner to put their own stamp on it and create a fantastic family home or investment opportunity.

Church Gresley is a well-connected and sought-after area, offering a range of local amenities including shops, supermarkets, schools and leisure facilities. Excellent road links provide easy access to Swadlincote, Burton upon Trent and the A444/A42 commuter routes, making it ideal for those travelling to Derby, Leicester and Birmingham. Nearby parks, countryside walks and family attractions also make the area popular with both first-time buyers and growing families. Early viewing is highly recommended.

MEET THE TEAM



Tom Cranenburgh



Lewis Foster



Ruby Richards



Ray Aguirre

We are here to help with any questions
or information you need.

Are you looking for a solicitor or mortgage?
We can help arrange an appointment - Get in touch.



We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.
For further information contact us:
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E: info@getanoffer.co.uk

We're Open:
8am – 8pm 7 days a week

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