ABODE
SALES & LETTINGS

Oak Close, Castle Gresley, Derbyshire, DE11 9RU

Offers Over £170,000

https://www.abodemidlands.co.uk/

** IDEAL FOR FIRST TIME BUYERS**

**** THREE BEDROOMS **** STUNNING CONDITION **** Modern property offering a lounge, fitted kitchen diner with doors onto the garden, three first floor bedrooms and a bathroom. Parking and a rear garden. Perfect first time buyer and must be viewed.

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LOUNGE
Entrance door into the lounge with stairs to the first floor, radiator and double glazed window.

KITCHEN DINER
Fitted units with work surfaces and a sink unit. Fitted oven and hob with extractor, further appliance spaces, radiator, double glazed window and doors onto the garden.

FIRST FLOOR LANDING
Doors to -

BEDROOM 1
Double glazed window and a radiator.

BEDROOM 2
Double glazed window and a radiator.

BEDROOM 3
Double glazed window and a radiator.

BATHROOM
Bath, low flush wc, wash hand basin, radiator.

OUTSIDE
Front parking and a rear garden with lawn and paved patio.

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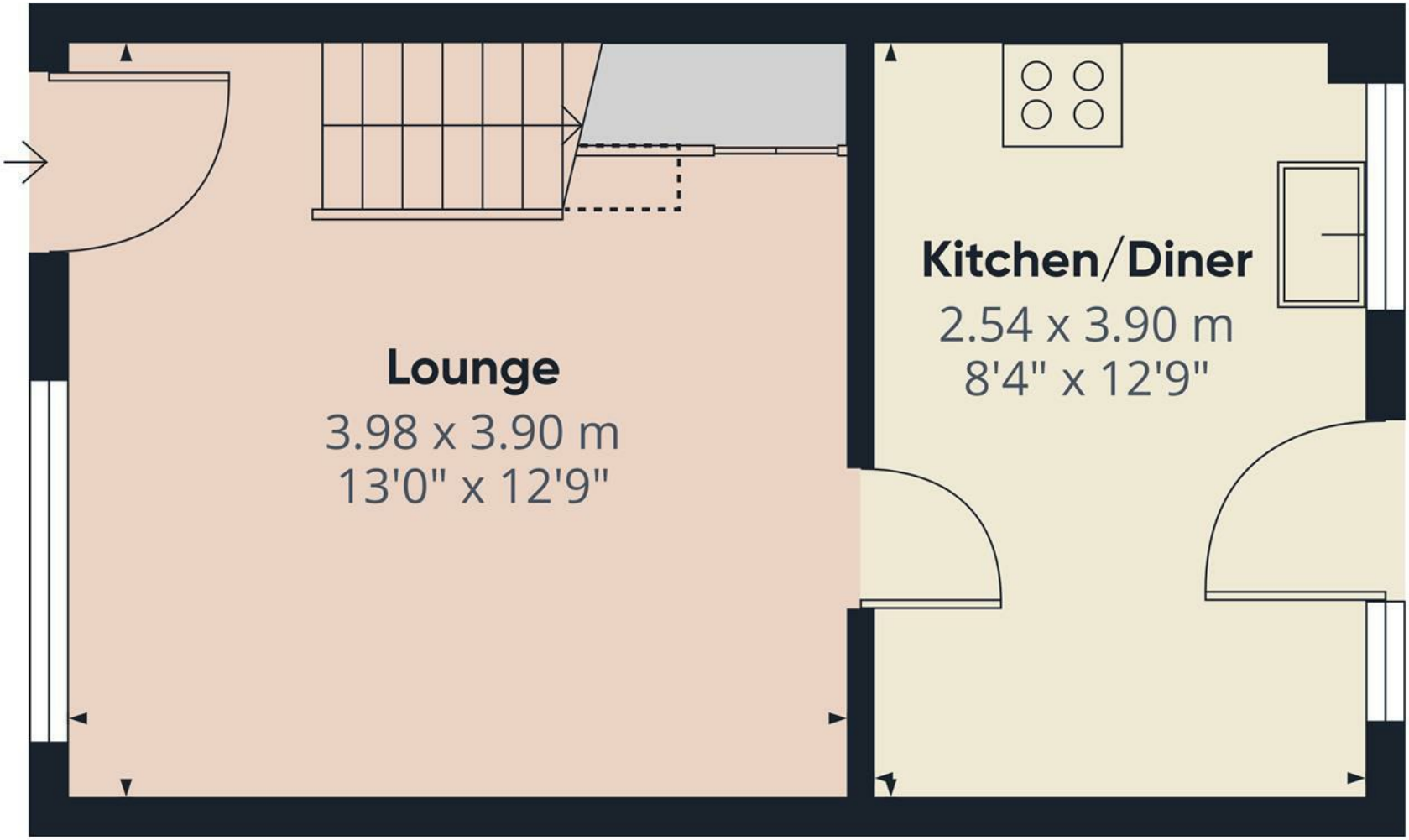

Floor 0

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Approximate total area(1)

25.9 m²

279 ft²

Reduced headroom

0.5 m²

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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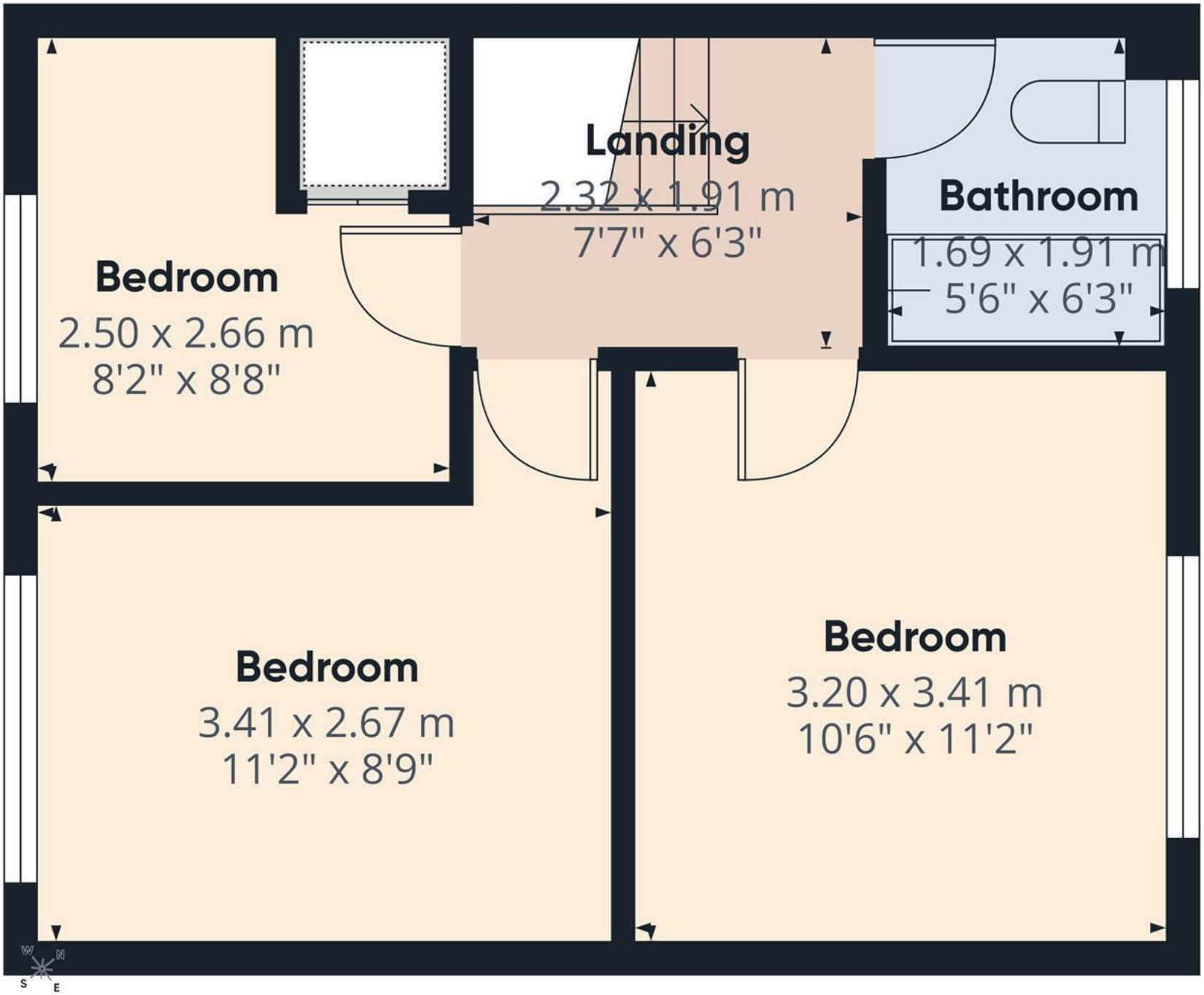

Floor 1

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Approximate total area(1)

32.4 m²

347 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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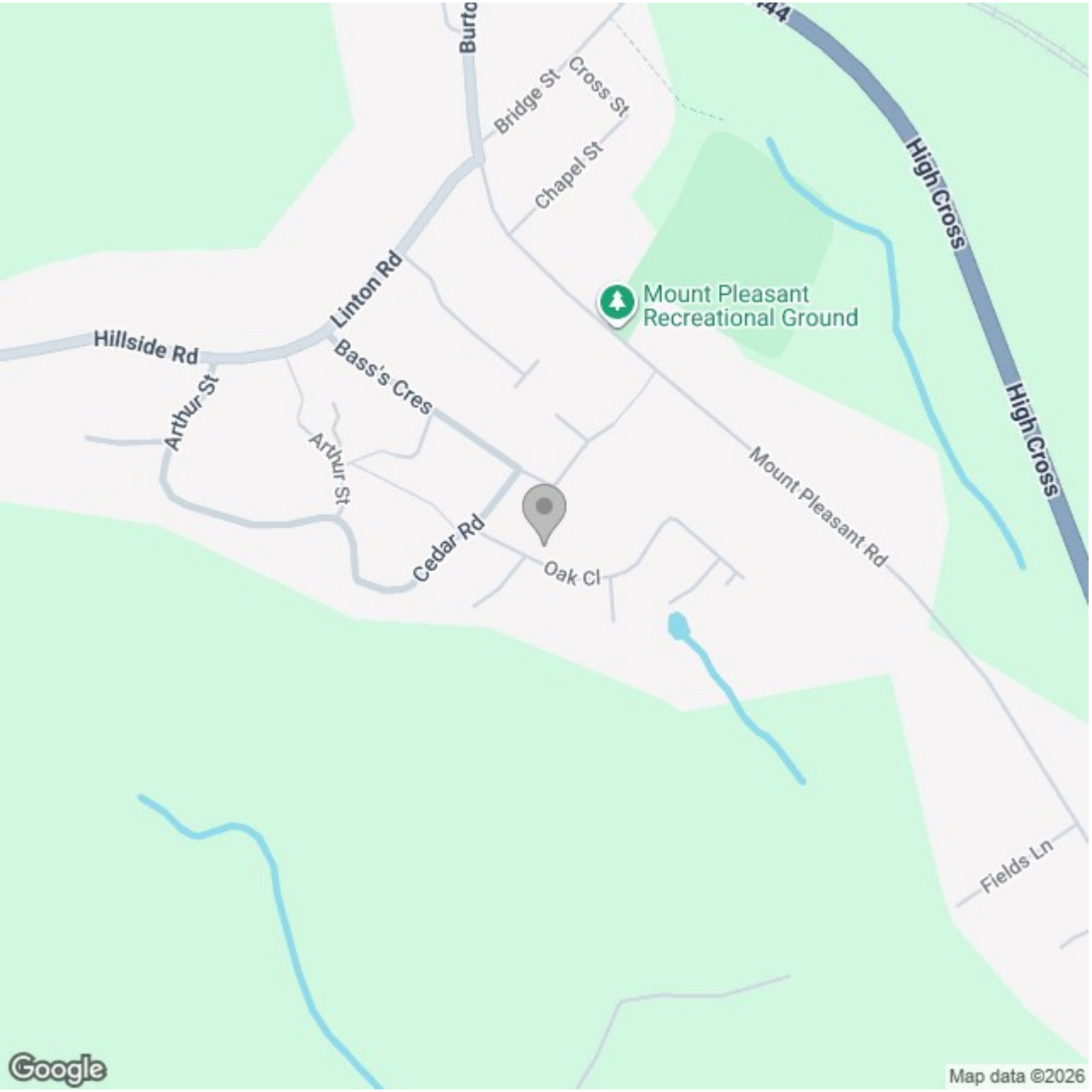

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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

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