



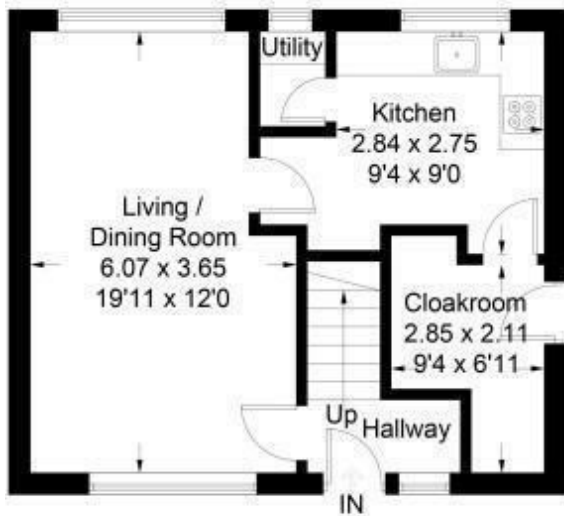
# 11 Lathkill Grove, Tibshelf, Derbyshire, DE55 5LU

Offers Over £170,000

- 3 Bedrooms
- Enclosed Rear Garden
- Generous Room Sizes
- Double Glazing fitted 2021
- Popular Location
- Viewing Highly Recommended
- Neutral Decor
- Off Street Parking
- Modern Kitchen
- Ideal Family Home

## 11 Lathkill Grove, Tibshelf

Approximate Gross Internal Area = 85.6 sq m / 921 sq ft

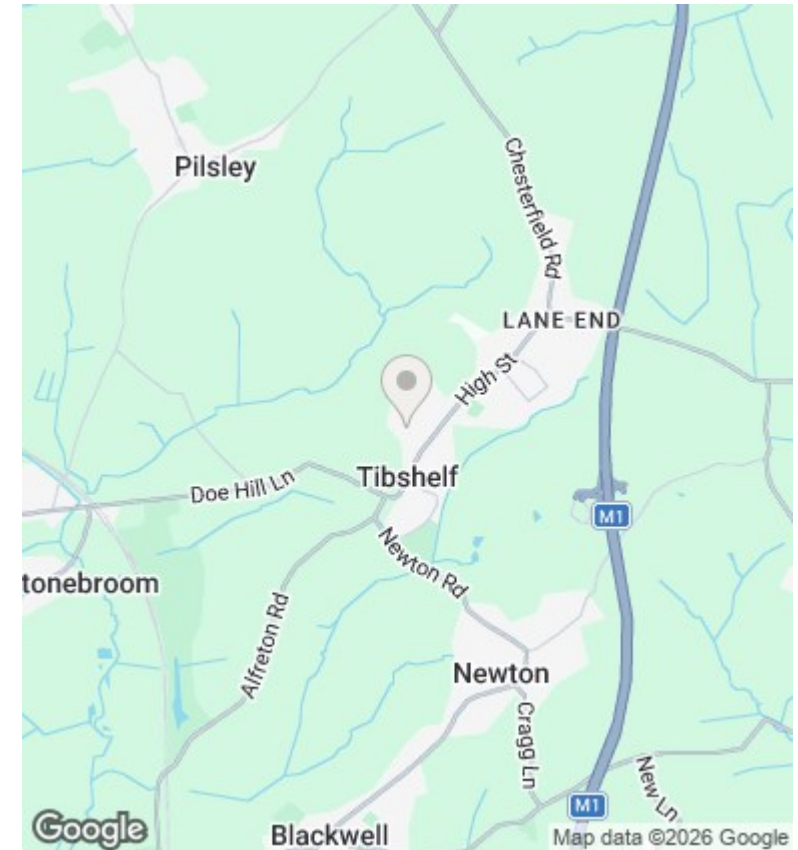


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID436496)



## Directions

## Viewings

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC