

Suffolk Way, Church Gresley, Swadlincote, DE11 9GL

Nicholas Humphreys

Asking Price £170,000

LANDLORDS ONLY – TENANT IN OCCUPATION – £850 PCM RENTAL INCOME

A modern two-bedroom mid-townhouse situated within a desirable residential development in Church Gresley, offered for sale as an established buy-to-let investment.

The accommodation comprises a welcoming reception hallway, guest cloakroom, fitted kitchen and spacious rear lounge diner with French doors opening onto the enclosed garden. To the first floor are two bedrooms and a family bathroom.

Outside, the property benefits from a front forecourt garden, enclosed rear garden and access to a shared parking area with visitor spaces. Currently let at £850 per calendar month, generating an annual rental income of £10,200. Offered for sale to landlords only, with tenants remaining in occupation.





The Accommodation

Offered for sale to landlords and investors only, this modern two-bedroom mid-townhouse occupies a pleasant position within a desirable residential development in the heart of Church Gresley. The property offers well-presented and practical accommodation arranged over two floors, complemented by an enclosed rear garden and access to a shared parking area. Currently let with tenants in occupation, generating a rental income of £850 per calendar month (£10,200 per annum), the property represents an attractive opportunity for investors seeking an established buy-to-let property with an existing rental income.

The property is set back from the road behind a front forecourt garden, with a block-paved pathway leading to the main entrance door.

Upon entering the home, a welcoming reception hallway features tiled flooring, a single radiator and a staircase rising to the first-floor accommodation. A door leads through to the guest cloakroom, fitted with a white suite comprising a low-level WC and hand wash basin.

Positioned to the front aspect of the property is the fitted kitchen, offering a selection of base cupboards and eye-level wall units, complemented by preparation work surfaces. Integrated appliances include a built-in oven and four-ring gas hob, whilst additional freestanding appliance spaces are provided for a washing machine, tumble dryer and fridge freezer. Concealed within a kitchen cupboard is the wall-mounted gas-fired combination boiler, supplying the domestic hot water and central heating system. The kitchen is further enhanced by tiled flooring, a radiator and a UPVC double-glazed window overlooking the front aspect.

Extending across the rear elevation of the home is the spacious lounge diner, providing an inviting and versatile living space with ample room for both lounge and dining furniture. Finished with laminate flooring, the room benefits from a radiator, a useful understairs storage cupboard and UPVC double-glazed French patio doors opening directly onto the enclosed rear garden, allowing natural light to flow into the accommodation.

To the first floor, the landing provides access to the loft space, with internal doors leading off to the two bedrooms and family bathroom.

The master bedroom is positioned to the rear aspect of the property, enjoying views over the enclosed garden. This generously proportioned bedroom benefits from a fitted double wardrobe, UPVC double-glazed window and radiator.

The second bedroom overlooks the front aspect of the home and offers a UPVC double-glazed window, radiator and useful built-in storage cupboards, providing flexible accommodation suitable for a bedroom, nursery or home office.

Centrally positioned within the first-floor accommodation is the family bathroom, fitted with a white three-piece suite comprising a low-level WC, pedestal hand wash basin and panelled bath with thermostatic shower above. The bathroom is complemented by wall tiling and a shaver point.

Outside

To the front of the property is an attractive forecourt garden with a block-paved pathway leading to the main entrance.

The enclosed rear garden provides a pleasant outdoor space, principally laid to lawn with a paved patio area ideal for outdoor seating and entertaining. A rear pedestrian gate provides access to the shared parking area, which also incorporates visitor parking spaces.

Investment Opportunity

The property is offered for sale with tenants remaining in occupation and is therefore available to landlords and investment purchasers only. The existing tenancy currently generates a rental income of £850 per calendar month, equivalent to £10,200 per annum.

Situated within an established and popular residential development in Church Gresley, the property is conveniently positioned for access to local amenities, schooling and the wider facilities of Swadlincote town centre.

This represents an excellent opportunity to acquire a modern residential investment property with an established tenancy and ongoing rental income.

Property construction: Standard
Parking: Drive within a shred area
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: B
Local Authority: South Derbyshire Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.
Photographic Disclaimer: Images may have been digitally enhanced to improve lighting, clarity and natural colour balance. Such enhancements are intended for presentation purposes only and do not materially alter the property's appearance, features or condition.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents 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. 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. Draft details awaiting vendor approval and subject to change











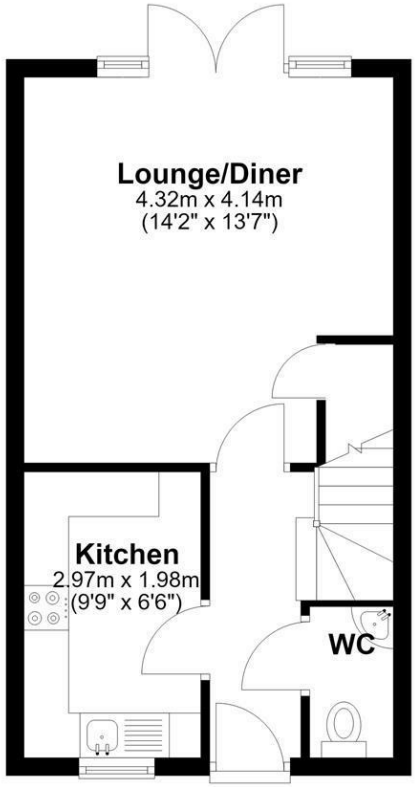








Ground Floor

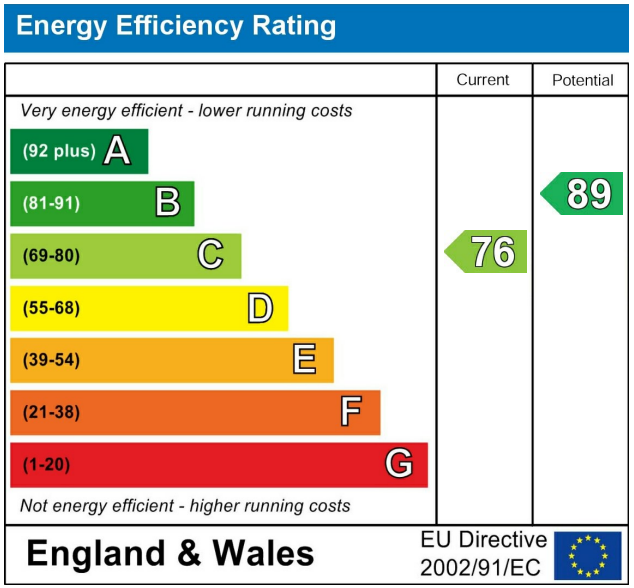


First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.





This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

Important Notes, Charges & Selective Licence Areas Council Tax Band B Freehold

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme