



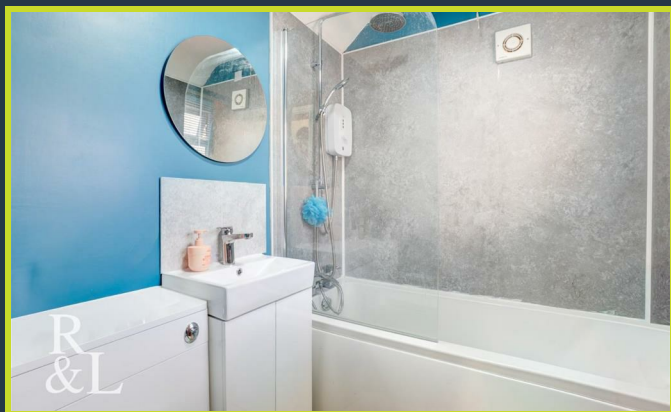
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28 Chapel Street

Castle Gresley | DE11 9HZ | Guide Price £140,000

ROYSTON
& LUND

- Guide Price: £140,000 - £145,000
- Living Room with Wood Burning Stove
- South Facing Garden
- Close to Numerous Amenities
- EPC: TBC
- Two-Bedroom Home
- Ground Floor Bathroom
- Perfect for a First Time Buyer
- Council Tax: A
- Freehold





***Guide Price £ 140,000 - £ 145,000

Royston & Lund are delighted to present this charming two-bedroom mid-terrace home, situated in the popular village of Castle Gresley. Beautifully presented throughout and offering a blend of character features and modern finishes, this attractive property is ideal for first-time buyers, downsizers and investors alike.

Upon entering the property, you are welcomed directly into a spacious dining room, providing a versatile reception space that is perfect for both everyday dining and entertaining. Beyond, the cosy living room enjoys a warm and inviting atmosphere, centred around a charming wood-burning stove which creates a wonderful focal point and adds to the property's character. To the rear, the fitted kitchen offers a practical layout with a range of storage units and work surfaces, while a modern ground floor bathroom completes the accommodation on this level.

To the first floor, the property offers two well-proportioned double bedrooms, both benefiting from plenty of natural light and providing comfortable accommodation for a variety of buyers.

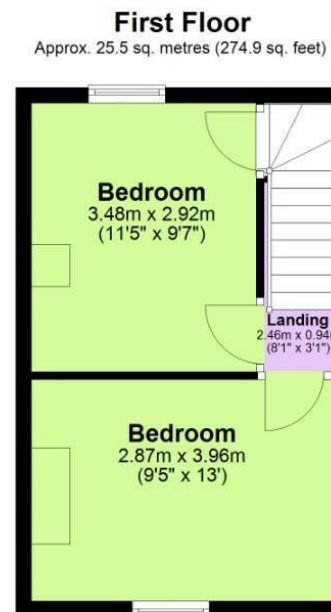
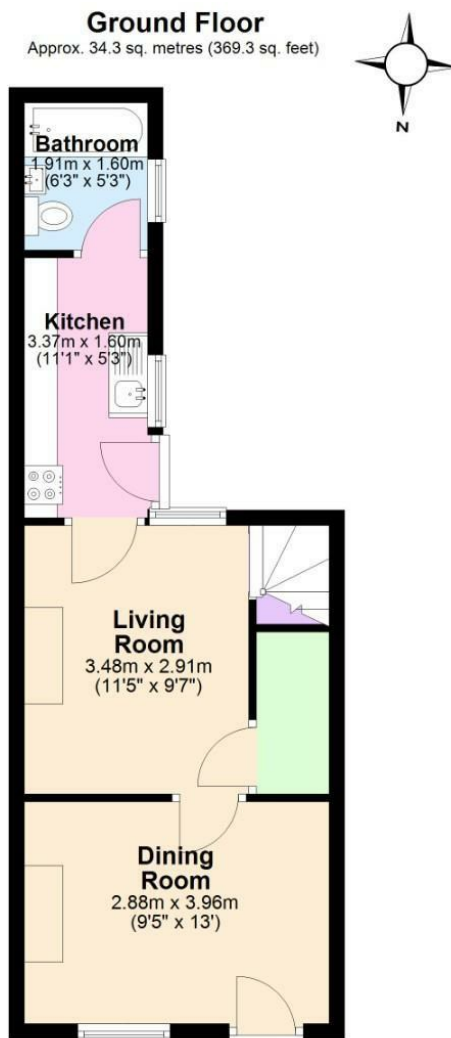
Externally, the property continues to impress with a generously sized south-facing rear garden, enjoying a combination of patio seating areas and lawn, making it an ideal space for outdoor dining, relaxing and entertaining throughout the warmer months.

Located within the village of Castle Gresley, the property enjoys convenient access to a range of local amenities, schools, countryside walks and transport links. Offering character, practicality and excellent outdoor space, this delightful home presents a fantastic opportunity for buyers seeking a property ready to move straight into.

For more information: https://reports.sprift.com/property-report/?access_report_id=5310814

Freehold





Total area: approx. 59.8 sq. metres (644.2 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

**ROYSTON
& LUND**