Burton Road

Castle Gresley, Swadlincote, DE11 9EW







Priced for a quick sale, with no upward chain. Offering flexible and stylish accommodation this townhouse is ideal for first-time buyers, downsizers, or investors alike. The property benefits from a separate garage, two allocated parking spaces, and a paved, low-maintenance rear garden.

Offers Over £170,000

John German

The accommodation spans approximately 848 sq ft over three floors. The ground floor boasts a spacious kitchen/diner fitted with an oven, gas hob and extractor fan. Tiled floor runs throughout the room and off the dining area are French doors that open to the rear garden which is paved and stoned, perfect for those seeking low maintenance.

A separate utility room provides additional storage and laundry space.

On the first floor, there is a bright and welcoming living room, a guest WC, and a versatile study or occasional third bedroom-ideal for remote working or visitors.

The second floor offers two generously sized double bedrooms and a modern family bathroom, fitted with a shower over the bath, wash basin, and WC.

To the front is off road parking and access to the garage.

Set in a convenient and well-connected location with access to local shops, schools, and transport links, this is a fantastic opportunity to secure a move-in-ready home.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Off road parking & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type:
See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: South Derbyshire District Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/23052025

The property information provided by John German Estate Agents Ltd 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, particularly if contemplating travelling some distance to view the property. 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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.









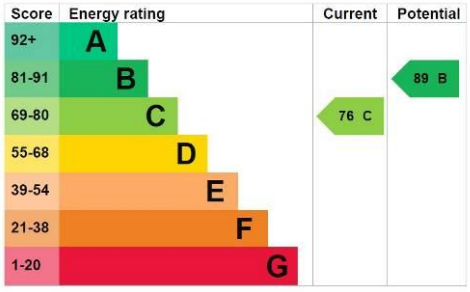




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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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