Nicholas Humphreys

Edinburgh Road, Church Gresley, Swadlincote, DE11 9GD

£180,000



LANDLORDS AND INVESTORS ONLY – TENANTS IN OCCUPATION – £800 PCM RENTAL INCOME.

A modern three-bedroom end townhouse situated within a popular residential development in Church Gresley. Offering well-proportioned accommodation comprising a fitted kitchen, separate utility room combined with guest cloakroom, spacious rear lounge diner with French patio doors opening onto the garden.

To the first floor, three bedrooms and family bathroom. Outside, the property benefits from an enclosed lawned rear garden with paved patio and off-road parking to the side. Currently generating £9,600 per annum in rental income, this established buy-to-let property presents an excellent investment opportunity. Viewings strictly by appointment only.

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183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

The Accommodation
The accommodation is entered via a double-glazed front entrance door, opening directly into the fitted kitchen, which occupies the front aspect of the home. The kitchen offers a selection of fitted base units and eye-level wall cupboards, complemented by preparation work surfaces incorporating a single-drainer sink unit, built-in oven and four-ring gas hob. There is additional space for an upright fridge freezer, together with tiled flooring, a double radiator and double doors providing access through to the lounge diner.

An internal door from the kitchen leads to a useful utility room incorporating a guest cloakroom. This practical space provides a WC, sink unit with preparation work surface and plumbing and appliance space for a washing machine. The room is finished with a continuation of the tiled flooring, radiator and UPVC double-glazed window.

Positioned across the rear aspect of the home is the spacious open-plan lounge diner, providing a comfortable and versatile living and dining environment. The room is finished with laminate flooring and a fitted radiator, whilst UPVC double-glazed French patio doors, complemented by windows to either side, provide an abundance of natural light and open directly onto the enclosed rear garden. A staircase rises from the lounge diner to the first-floor accommodation.

The first-floor landing provides access to the loft space, together with a useful built-in cupboard housing the gas-fired combination boiler supplying the domestic hot water and central heating system. Internal doors lead off to the three bedrooms and family bathroom.

The master bedroom is positioned across the rear aspect of the home, enjoying views over the garden through a UPVC double-glazed window. The room benefits from a fitted radiator and built-in wardrobes, providing useful storage facilities.

Two further generously proportioned bedrooms are positioned across the front aspect of the property, offering flexible accommodation suitable for family living, guest bedrooms or home working.

Centrally positioned on the first floor is the family bathroom, fitted with a three-piece suite comprising WC, hand wash basin and panelled bath with thermostatic shower over. Additional features include a UPVC double-glazed window and electric shaver point.









Outside, the property enjoys an enclosed rear garden, predominantly laid to lawn with a paved patio area providing space for outdoor seating and entertaining. Access to the side of the property provides off-road parking facilities.

Investment Information

The property is currently let to tenants in occupation, generating a rental income of £800 per calendar month, equivalent to £9,600 per annum. The property is being offered for sale exclusively to investors and landlords, with the existing tenants remaining in occupation.

All viewings are strictly by prior appointment through Nicholas Humphreys Estate Agents.

Property construction: Standard
Parking: Drive
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

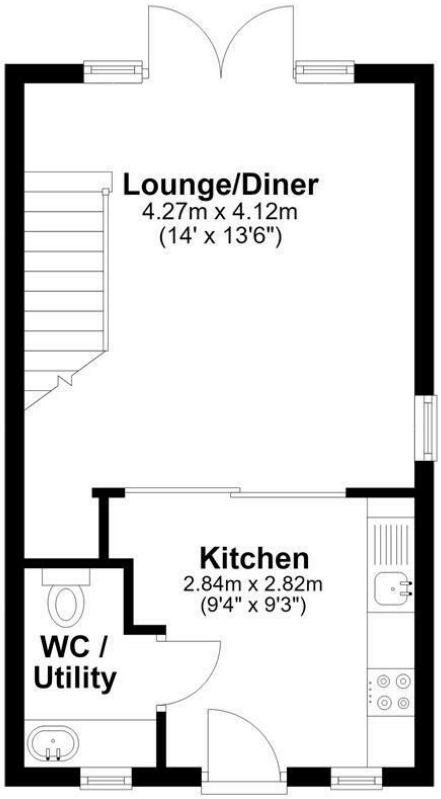




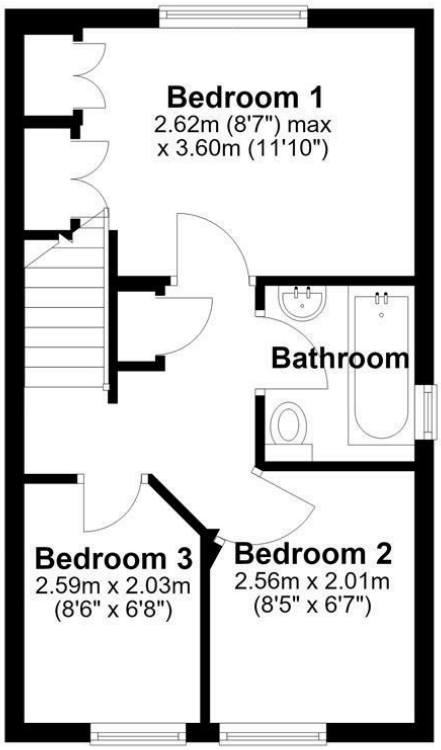




Ground Floor



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.

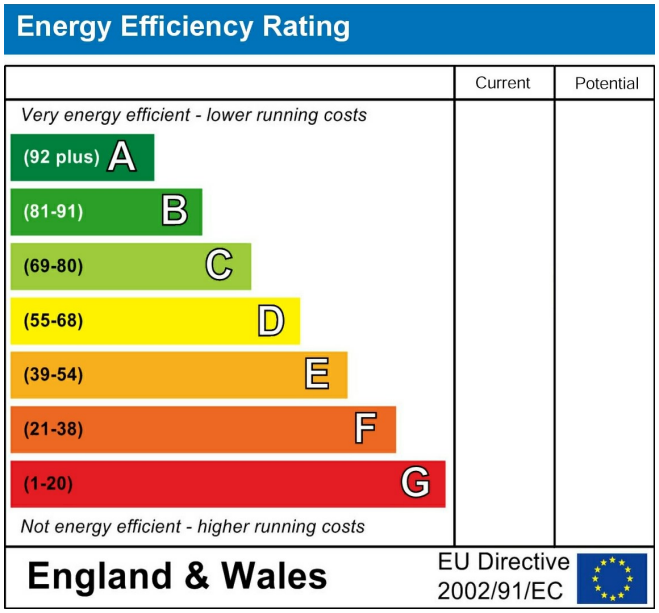




This Brochure consists of 6 pages, please ensure you have read all pages before proceeding with your proposed purchase.

Council Tax Band B

Freehold



Important Notes, Charges & Selective Licence Areas

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