

Wye Dale, Church Gresley, Swadlincote, DE11 9RQ

£160,000

Council Tax Band: B



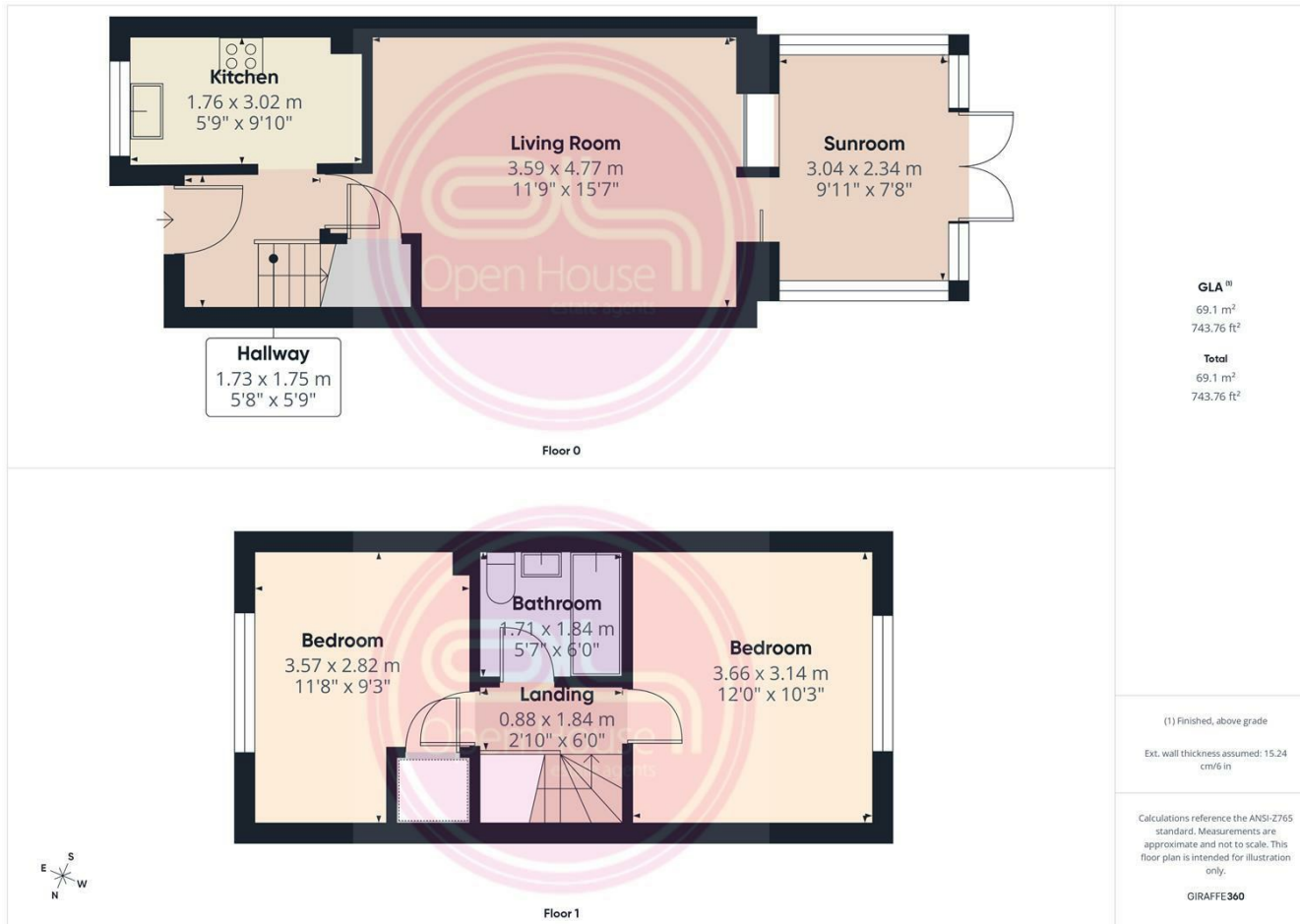
**LANDLORDS ONLY:** The property is in a good state of repair throughout, though would benefit from modernisation to add value. The home is perfectly located in close proximity to local amenities and schools, including a retail park just up the road on the drum and monkey estate with a Sainsburys Local, Fish and Chip Shop, Indian Take Away, and a Charity shop, as well as the local health centre. Moreover, there are nearby walking routes, with the area being close to the National Forest.

The property in brief, comprises of a spacious lounge diner, well-appointed kitchen, a conservatory as well as two bedrooms and a bathroom. To the front there is parking for two cars, and to the rear a low-maintenance and enclosed garden.

The vendor reports there is gas mains running to the property, however is it not connected internally.



Open House Burton & Swadlincote



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	