



22 Oak Street

Church Gresley | DE11 9RA | Asking Price £167,000

ROYSTON  
& LUND

- Asking Price: £167,000
- Living Room with Patio Doors
- Ground Floor WC
- Close to Numerous Amenities
- EPC: C
- Two Bedroom Home
- Fitted Kitchen
- Driveway for Off-Road Parking
- Council Tax: A
- Freehold





\*\*\* Asking Price: £167,000 \*\*\*

This well-presented two-bedroom home offers bright, practical accommodation arranged over two floors, together with off-road parking and an enclosed rear garden.

The entrance hall provides access to a convenient ground-floor WC, useful storage, the kitchen, living room and stairs to the first floor. Positioned at the front, the fitted kitchen offers a good range of cupboards and ample worktop space, with an integrated oven and gas hob. To the rear, the spacious living room is filled with natural light and features double doors opening directly onto the garden.

Upstairs, the landing leads to two bedrooms. The generous principal bedroom overlooks the rear garden, while the second bedroom is positioned at the front and could also make an ideal nursery, guest room or home office. Both rooms are served by a family bathroom fitted with a three-piece suite and shower over the bath.

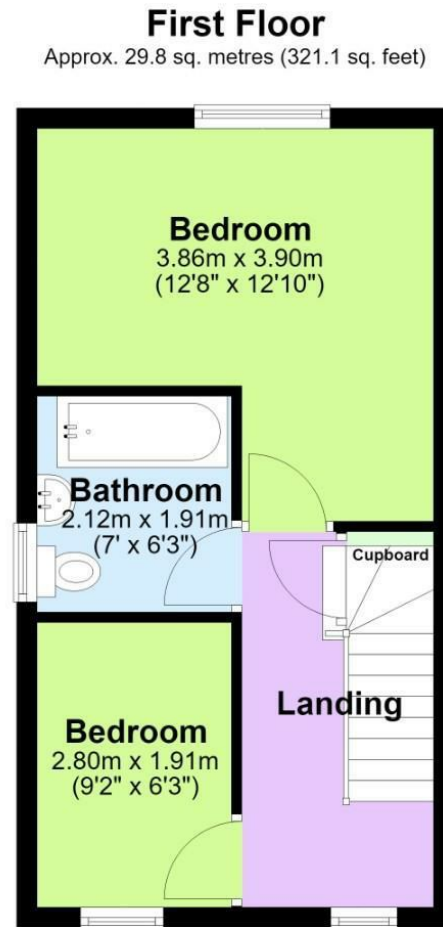
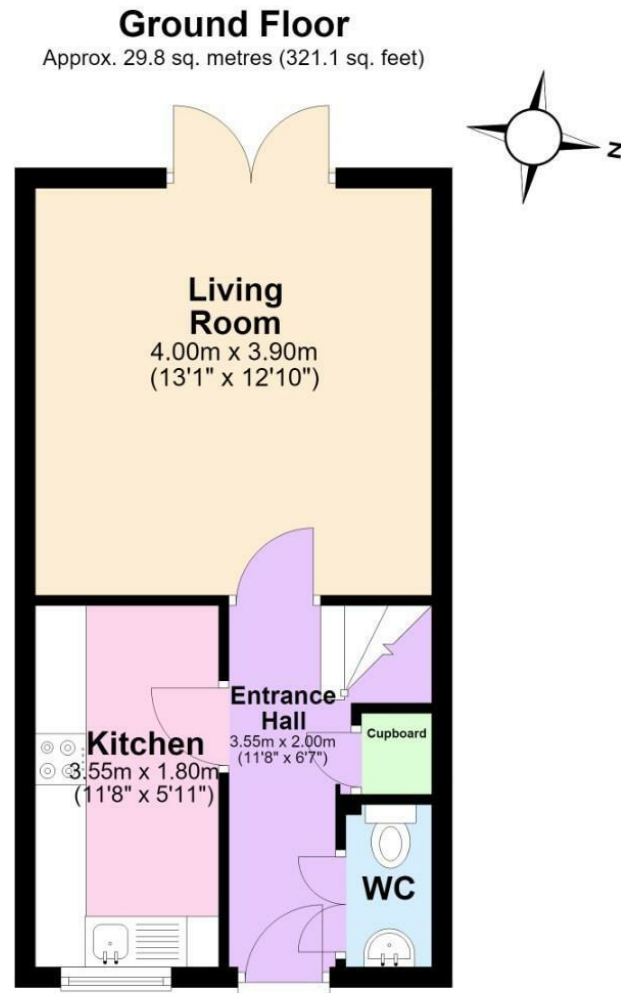
Outside, a driveway provides off-road parking for one vehicle. The enclosed rear garden features a paved patio, lawn, established boundaries and a wooden storage shed.

For more information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5573573](https://reports.sprift.com/property-report/?access_report_id=5573573)

**\*\*Buyers Note:** Japaneses Knotweed was identified at the property in 2014 with treatment plan promptly being undertake and completed 2018. An insurance backed Guarantee is currently in place. Please ask agent for further details.

Freehold





Total area: approx. 59.7 sq. metres (642.2 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                | 71      | 77        |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
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