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77 Princess Street

Castle Gresley | DE11 9LA | Guide Price £160,000

ROYSTON
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- Guide Price £160,000 - £170,000
- Living Room and Dining Room
- South facing Garden and Patio Area
- Kitchen with Integrated Oven and Hob
- EPC Rating: TBC // Council Tax Band: A
- Two Bedroom Victoria Semi Detached with Original Features
- Kitchen/Garden Room with lots of potential
- Bathroom with Separate Shower and Bath
- Close To Numerous Amenities
- Freehold





Guide Price £160,000 - £170,000 - NO UPWARD CHAIN

A charming two-bedroom semi-detached Victorian property, ideally located within the village of Castle Gresley and benefitting from a larger-than-average south-facing garden. The home retains a wealth of original period features, with traditional details adding warmth and charm throughout.

The ground floor accommodation comprises a welcoming lounge featuring an original fireplace, which opens into a further reception room, also benefitting from an original fireplace, creating a versatile living and dining space. This leads through to the fitted kitchen, complete with a range of wall and base units incorporating a fitted oven and hob. In addition, there is a further reception room offering flexible use as a breakfast room, garden room, or playroom, with double french doors opening onto the rear garden.

To the first floor are two well-proportioned double bedrooms, with the principal bedroom positioned to the front of the property. Completing the accommodation is a modern four-piece family bathroom comprising a separate bath, shower, wash basin, and WC.

Externally, the generous south-facing garden provides excellent outdoor space, ideal for entertaining, gardening, or relaxing during the warmer months.

Note - we are aware that there is shared access to the right of the property for 77 and 77a

** JAPANESE KNOTWEED- Treated - Professional management plan has been in effect but has now expired. Plan can be extended/renewed, if desired**

If a mortgage is required, please check with your lender that they will lend on it.

For More Information; https://reports.sprift.com/property-report/?access_report_id=5050452





Total area: approx. 94.2 sq. metres (1014.4 sq. feet)



EPC

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 64 | |
| (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 | | |

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