



Bridge Street Castle Gresley DE11
Swadlincote

£138,000

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

This charming two-bedroom end-terraced property, offered with no onward chain, presents an excellent opportunity for first-time buyers or investors. Boasting an open-plan lounge and dining area, along with a pleasant rear garden, this home is situated in a convenient residential location with easy access to main routes.

Upon entering, you are welcomed into a bright and inviting open-plan lounge and dining area. The lounge area offers a comfortable space for relaxation, seamlessly flowing into the dining area, perfect for entertaining or daily meals. The well-appointed kitchen is located to the rear, providing a practical space for culinary activities.

Upstairs, you will find two comfortable bedrooms. Bedroom 1 offers ample space and also benefits from an over-stairs cupboard adding useful storage, while Bedroom 2 provides a versatile area. A family bathroom completes the first floor.

Externally, the property features a forecourt area at the front with a brick-built boundary wall and established planting. Side access leads to the rear garden (numbers 20 & 18 Bridge Street have shared access over the first part of the rear yard), the private garden area for the property includes a paved patio and seating area, a greenhouse, and a pathway to wooden storage sheds and a pergola, all bordered by various shrubs and planting. The garden provides a delightful outdoor retreat for relaxation and enjoyment.

Located in a popular residential area, this property offers excellent connectivity to main routes, making daily commutes straightforward. On-street parking is available.

Viewing is highly recommended to fully appreciate the potential and charm of this delightful home. Contact Cadley Cauldwell on 01283-217251 to arrange your appointment.

EPC Rating: TBA / Council Tax Band: A

Lounge Area - 3.12m x 0.81m (10'3" x 2'8")

Dining Area - 3.15m x 2.87m (10'4" x 9'5")

Understairs Cupboard - 2.11m x 0.91m (6'11" x 3'0") (Measurements shown are a maximum.)

Kitchen - 3.17m x 2.11m (10'5" x 6'11")

Stairs & Landing - 4.24m x 0.89m (13'11" x 2'11") (Measurements shown exclude entrance area to Bedroom 2 (2'7" x 1'11").)

Bedroom 1 - 3.17m x 2.87m (10'5" x 9'5")

Bedroom 2 - 3.15m x 2.41m (10'4" x 7'11")

Overstairs Cupboard - 0.91m x 0.91m (3'0" x 3'0")

Bathroom - 2.21m x 1.35m (7'3" x 4'5")

To the Front - Forecourt area with brick-built boundary wall, miscellaneous shrubs and planting, pathway along side of property, side access to rear







Cadley Cauldwell

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