

**Cadley Cauldwell**

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

*Gresleywood Road, Church Gresley, DE11*

*Offers Over £210,000*



CADLEY CAULDWELL are delighted to bring to the market this NO CHAIN three bedroomed detached property located on a very sought after street within Church Gresley. This property has been recently renovated and now requires a loving family to make it a home.

Three bedrooms, bathroom, kitchen, 25' lounge/diner, spacious rear garden and off-street parking.

**VIEWINGS ARE ADVISED**

**Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY!**

**\*Council Tax Band: C / EPC Rating: D\***

Ⓞ NO CHAIN

Ⓞ Non Estate Location

Ⓞ Recently Renovated

Ⓞ Private Parking

Ⓞ Viewings Advised

Ⓞ \*Council Tax Band: C / EPC Rating: D\*

# Gresleywood Road, Church Gresley, DE11

## Directions

From Sainsbury's Island take the first exit onto Civic Way, proceeding past the leisure centre on the left onto Heathcote Road. Continue along this road and past the second mini island take the first turning onto Gresleywood Road. At the top of the road take the follow the left-hand bend around. Follow the road along and the property will be found located on the left-hand side clearly identifiable by our for sale sign. SAT NAV USERS POSTCODE: DE11 9QN.

## IMPORTANT INFORMATION

\*Mortgage advice is available within our office\*

## GROUND FLOOR

### Entrance Hall

11'9" x 5'11" (3.58m x 1.80m)

### Lounge/Diner

25'2" x 11'0" (7.67m x 3.35m)

### Kitchen

14'4" x 5'10" (4.37m x 1.78m)

## FIRST FLOOR

### Bedroom One

12'1" x 11'0" (3.68m x 3.35m)

### Bedroom Two

9'11" x 10'1" (3.02m x 3.07m)

### Bedroom Three

6'8" x 6'11" (2.03m x 2.11m)

### Bathroom

5'8" x 5'11" (1.73m x 1.80m)



**OUTSIDE**

**To The Rear**

Private enclosed rear garden.

**To The Front**

Gravelled front for parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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>82</b>
		<b>65</b>	

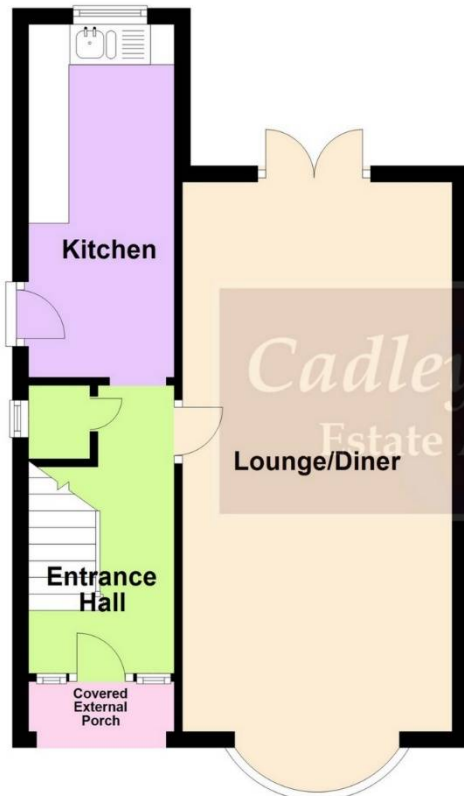
England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England, Scotland & Wales EU Directive 2002/91/EC

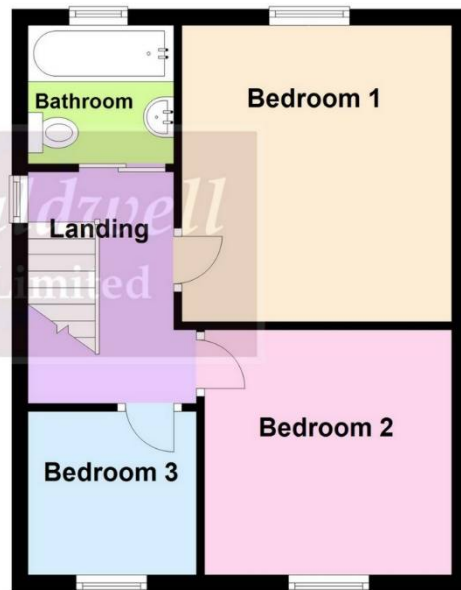
**Ground Floor**

Approx. 39.7 sq. metres (426.9 sq. feet)



**First Floor**

Approx. 35.8 sq. metres (385.7 sq. feet)



Total area: approx. 75.5 sq. metres (812.5 sq. feet)

Please note - these are not to scale. For display purposes only  
Plan produced using PlanUp.

Viewing by appointment only with  
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.