



A modern and improved end-townhouse set within a popular residential location in Church Gresley. The property features a block-paved driveway providing ample off-road parking and single garage, with internal accommodation comprising a front lounge, modern fitted dining kitchen with built-in oven and hob. The first floor has two bedrooms and a contemporary bathroom. Outside is a low-maintenance rear garden with gated side access. Offered for sale with no upward chain, ideally suited to first-time or second-time buyers. Conveniently positioned for local shops, schools and commuter routes to Burton upon Trent, Ashby-de-la-Zouch and the A42.

The Accommodation

A modern and improved end-townhouse property situated within a popular residential location, set back from the road with a wide block-paved driveway providing off-road parking and access to a single garage. The home benefits from UPVC double glazing and gas central heating throughout, and is offered for sale with no upward chain, ideal for either the first-time buyer or second-step purchaser.

The accommodation opens with a UPVC double-glazed front entrance door leading through to the lounge, having laminate flooring, a window to the front aspect, radiator, and staircase rising to the first-floor accommodation. A door leads through to the dining kitchen, which features a wide selection of fitted base cupboards and drawers, matching eye-level wall units, and an integrated stainless-steel oven with four-ring electric hob and extractor hood above. There is a UPVC double-glazed window overlooking the rear garden and a further UPVC door leading out from the small dining area, which provides space for a table and chairs.

The first-floor accommodation includes a landing with internal doors leading off to the bedrooms and bathroom. The master bedroom is positioned to the front aspect and features a useful built-in storage cupboard and single radiator. The second bedroom is located to the rear elevation, alongside the modern fitted bathroom, which is appointed with a three-piece white suite comprising low-level WC, pedestal hand-wash basin, and panel bath with complementary wall tiling and UPVC double-glazed window.

Outside, to the rear of the property, is a low-maintenance garden with paved patio area and screen fencing, with a gated right of access leading from the front of the home. The garage has a front garage door, rear access door to the garden and has the gas fired combination boiler within.

Cedar Road is positioned within the residential district of Castle Gresley, a suburb of Swadlincote, offering excellent access to the A444 commuter route linking the market towns of Burton upon Trent and Ashby-de-la-Zouch, along with the A42 corridor beyond. Swadlincote town centre provides a wide range of everyday amenities, local shops, schooling, and leisure facilities.

Lounge

13'0 x 12'9

Kitchen Diner

12'9 x 8'4

Bedroom One

12'9 max into recess x 10'11

Bedroom Two

10'0 x 6'3

Bathroom

6'2 x 5'5

Driveway & Garage

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: South Derbyshire Council

Broadband type: TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link

<https://checker.ofcom.org.uk/>

Useful Websites: www.gov.uk/government/organisations/environment-agency

Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.

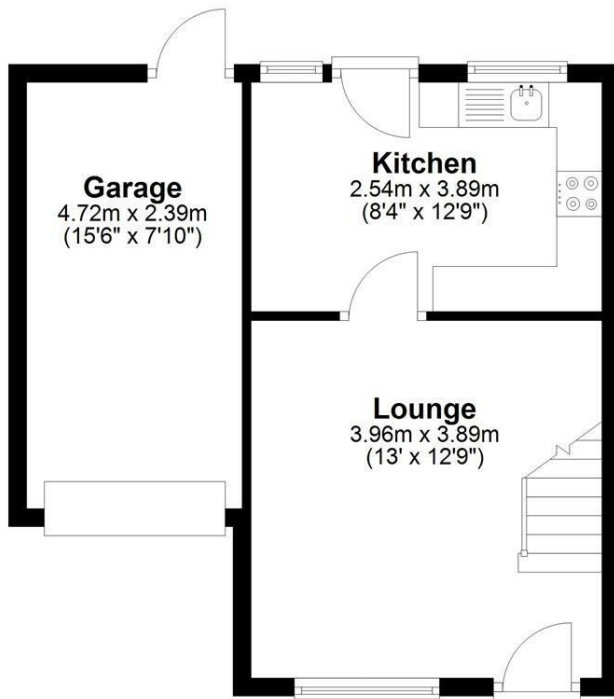
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Draft details awaiting vendor approval and subject to change

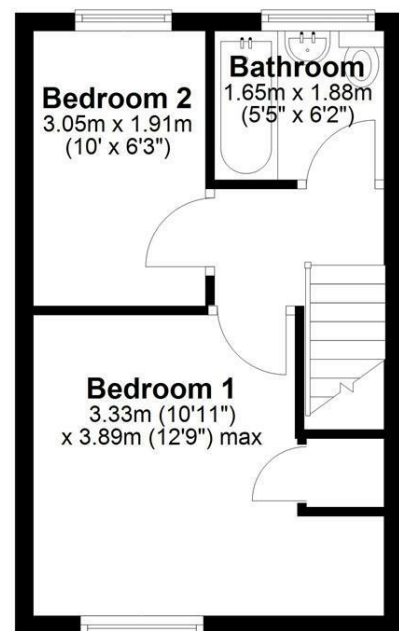




Ground Floor



First Floor

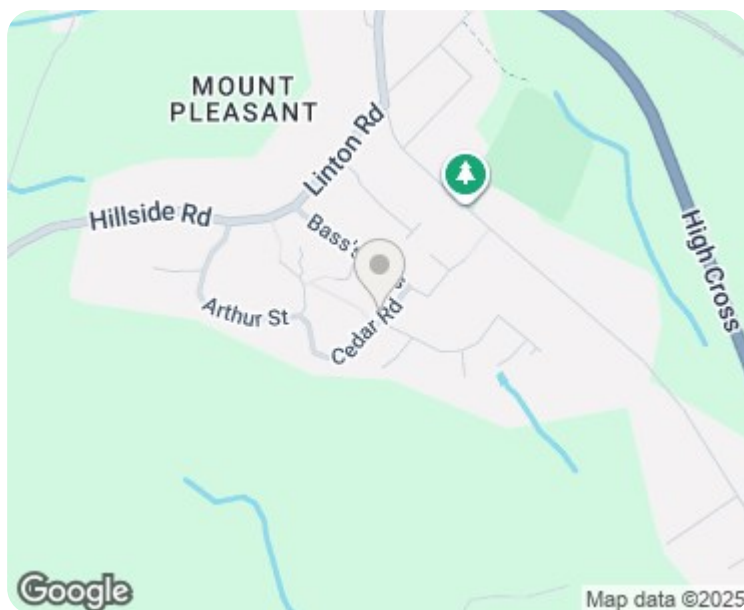


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Council Tax Band B Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branstons Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN