



New Street, Church Gresley, Swadlincote, DE11 9PS

Nicholas  
Humphreys

£120,000

A traditional two-bedroom mid-terrace property situated within Church Gresley, conveniently located close to Swadlincote town centre and local amenities. The accommodation includes a front-facing lounge, open-plan dining kitchen with built-in oven and gas hob, and a ground-floor bathroom fitted with a modern white suite.

To the first floor are two generously proportioned double bedrooms. Outside, the property benefits from an enclosed rear garden accessed via a shared side entry.

An ideal first-time purchase or buy-to-let investment opportunity. Viewing is strictly by appointment only.



### **The Accommodation**

Situated within Church Gresley, and conveniently located close to Swadlincote town centre, this traditional mid-terrace property offers well-proportioned accommodation and would make an ideal first-time purchase or investment opportunity.

The accommodation opens via a UPVC front entrance door leading directly into the lounge, positioned on the front aspect of the home and finished with laminate flooring and a window overlooking the front elevation. A door leads through to the open-plan dining kitchen.

The dining kitchen incorporates a selection of fitted base units and matching eye-level wall cupboards, together with a built-in oven and four-ring gas hob. There are freestanding appliance spaces for a washing machine and fridge freezer, along with a UPVC double-glazed window overlooking the rear garden. A door from the kitchen leads to a useful below-stairs storage cupboard.

To the rear of the property is a lobby area, providing access to the rear garden via an external door and an internal door leading through to the fitted bathroom. The bathroom is fitted with a modern white suite comprising a low-level WC, hand wash basin and panel bath with electric shower over. Additional features include a single radiator and UPVC double-glazed window to the rear elevation.

The first-floor accommodation offers two generously proportioned double bedrooms, with the main bedroom positioned across the front aspect of the home and benefiting from a built-in storage cupboard. The second double bedroom is located to the rear elevation and enjoys a window overlooking the rear garden, along with a radiator.

Externally, a shared side entry from the front of the property provides access to the enclosed rear garden.

The property represents an excellent opportunity for first-time buyers or investors alike. All viewings are strictly by appointment only.

#### **Lounge**

3.40m x 3.02m (11'2 x 9'11)

#### **Kitchen Diner**

3.40m x 3.35m (11'2 x 11'0)

#### **Ground Floor Bathroom**

2.01m x 1.35m (6'7 x 4'5)

#### **Bedroom One**

3.48m x 3.05m (11'5 x 10'0)

#### **Bedroom Two**

3.48m x 3.35m (11'5 x 11'0)

Tenanted Property, the tenant has been given notice, therefore this can cause delay to the sale and purchase process.

Property construction: Standard

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Local Authority: South Derbyshire Borough 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](http://www.gov.uk/government/organisations/environment-agency)

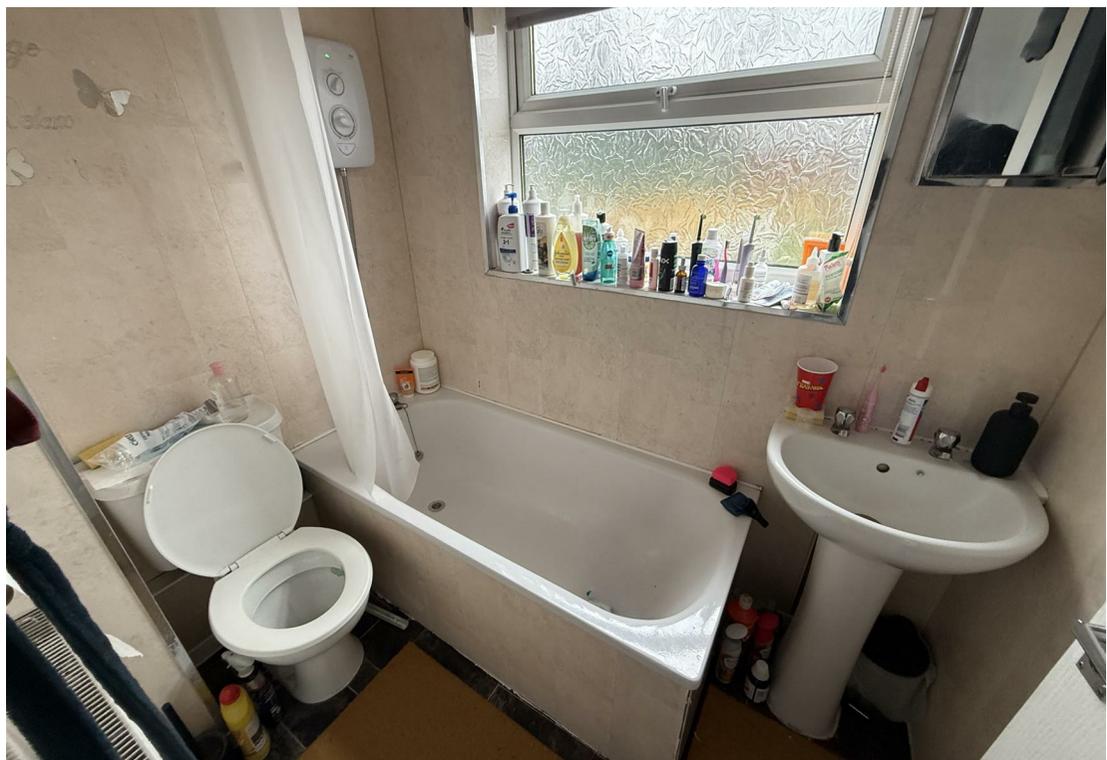
An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

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

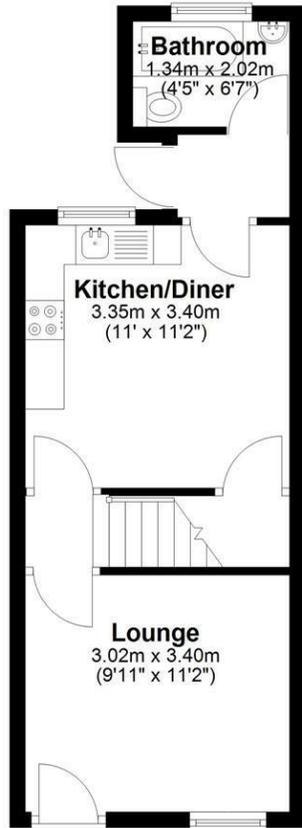
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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

**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**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.

**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 Licence 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, Branston 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>

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