



**\*\* Charming Character Cottage \*\* Refurbishment Required \*\* One Bedroom \*\* Driveway \*\*\***

A charming cottage located across from Maurice Lea Memorial Park in the heart of Church Gresley, Swadlincote. This traditional home requires refurbishment throughout and provides a cosy front reception room with quarry tile floor leading through to the kitchen on the rear aspect, with sink and space for appliances, with below stairs storage cupboard and back door to the garden.

The first floor has a master double bedroom across the front aspect alongside a shower room with W.c, basin and shower enclosure. The home has electric room heaters, and is UPVC double glazed throughout.

Outside is a side driveway providing parking with gated access to established gardens with two brick outbuildings and patio. The plot to the rear is a generous size. Offered for sale with no upward chain.

## The Accommodation

Lounge  
11'7 x 11'5

Kitchen  
8'1 x 7'0

Bedroom One  
11'8 x 11'7

Shower Room  
8'2 x 7'0

## Driveway & Garden

Property construction: Standard traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Occasional Room Heaters Electric

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.

Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. 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.

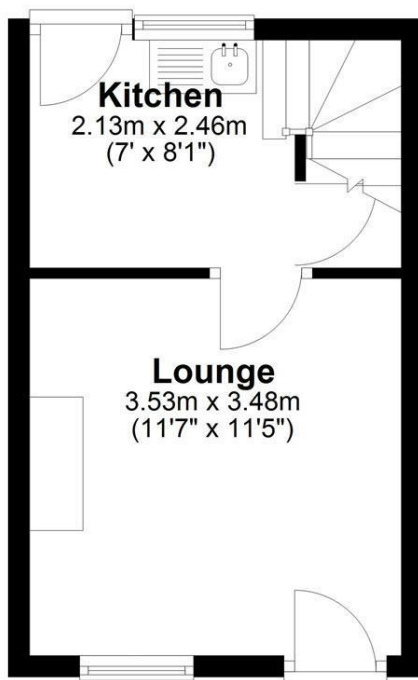
Draft details awaiting vendor approval and subject to change, property currently going through probate (deceased estate) and this can cause a delay to the purchase process until granted

**Title Plans** - This copy is not an 'Official Copy' of the title plan. HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. The title plan shows the general position, not the exact line, of the boundaries. We offer the image as a guide from free to use sources, as an indication of the plot layout, to be verified before exchange of contracts by your appointed solicitors/ conveyancer, with the use of official land registry documents during the purchase process. It may be subject to distortions in scale. Measurements scaled from this plan will not match measurements between the same points on the ground.

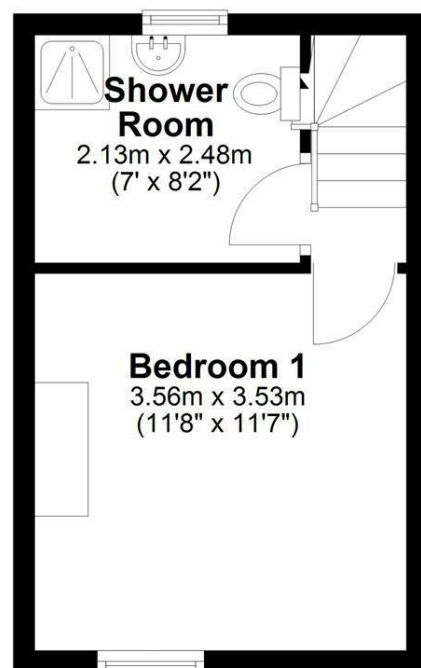




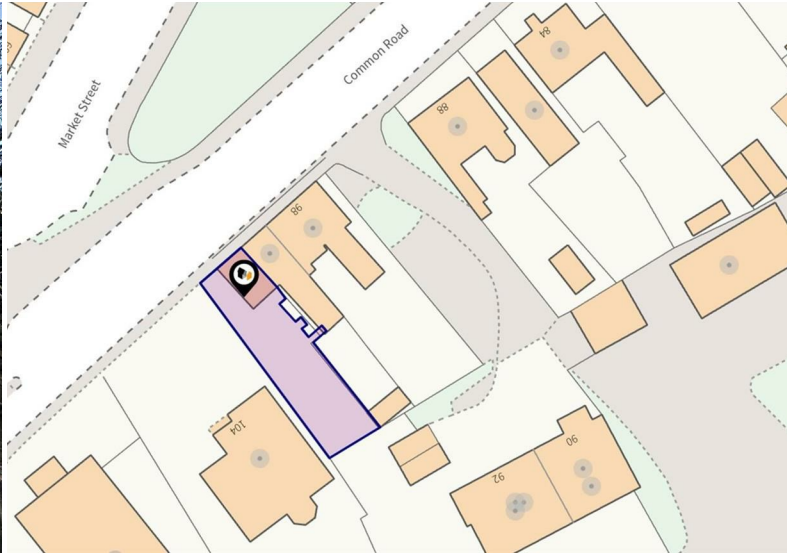
## Ground Floor



## 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>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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	



## Council Tax Band A 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