Glasgow Close, Church Gresley, Swadlincote, DE11 9GT

Nicholas Humphreys

Asking Price £150,000

A modernised and refurbished two-bedroom end townhouse, pleasantly positioned within a desirable cul-de-sac in the heart of Church Gresley. Freshly decorated throughout and ideal for the first-time buyer or investor alike, the home benefits from a double-width driveway providing parking for two vehicles, UPVC double glazing and gas central heating.

The accommodation includes a welcoming entrance hallway, guest cloakroom and an attractive open-plan kitchen, dining and lounge area with windows to both the front and side elevations providing plenty of natural light. To the first floor are two bedrooms, a modern fitted shower room and useful walk-in storage cupboard housing the gas-fired combination boiler.

Conveniently located for local amenities and within easy reach of Swadlincote and the A42 road network. Offered for sale with no upward chain and immediate vacant possession. Internal viewing highly recommended.

The Accommodation
A modernised and refurbished end townhouse, Back To Back Style home, situated within a desirable residential cul-de-sac in the heart of Church Gresley. Freshly decorated and improved throughout, the property represents an excellent opportunity for the first-time buyer or investor alike and is offered for sale with no upward chain and immediate vacant possession.

The property is set back from the road behind a double-width driveway providing off-road parking for two vehicles. A double-glazed front entrance door opens into a welcoming reception hallway with radiator and doors leading through to the main living accommodation and guest cloakroom.

The guest cloakroom is fitted with a WC and hand wash basin, together with a fitted wall cabinet and radiator.

A particular feature of the home is the open-plan living accommodation, creating a bright and versatile space incorporating the kitchen, dining and lounge areas. The fitted kitchen offers a selection of base units and matching eye-level wall cupboards, with a built-in oven, gas hob and extractor hood above, together with freestanding appliance space for a washing machine and fridge freezer.

The lounge and dining area enjoys double-glazed windows to both the front and side elevations, allowing for an abundance of natural light, with a radiator, newly fitted carpet and staircase rising to the first-floor accommodation.

To the first floor, the master double bedroom is positioned to the front elevation and benefits from twin UPVC double-glazed windows, radiator and a useful above-stairs storage cupboard. The second bedroom is also positioned to the front aspect, with a UPVC double-glazed window, radiator and access to the loft space.

Positioned between the two bedrooms is the modern fitted shower room, comprising a WC, hand wash basin and double shower enclosure.

The landing provides access to a useful walk-in storage cupboard, which also houses the gas-fired combination boiler supplying the domestic hot water and central heating system.

Glasgow Close occupies a popular residential position within Church Gresley, conveniently placed for a variety of local amenities including shops, restaurants and public houses. The market town of Swadlincote is within easy reach, providing a wider selection of shopping and leisure facilities, whilst the A42 is readily accessible and provides excellent commuter links to the surrounding road networks.

Offered for sale with no upward chain and immediate vacant possession. Internal viewing is highly recommended. All viewings strictly by appointment only.

Hallway

Guest Cloakroom

Open Plan Living Area
5.03m max x 5.03m max (16'6 max x 16'6 max)

Bedroom One
3.78m x 2.34m (12'5 x 7'8)

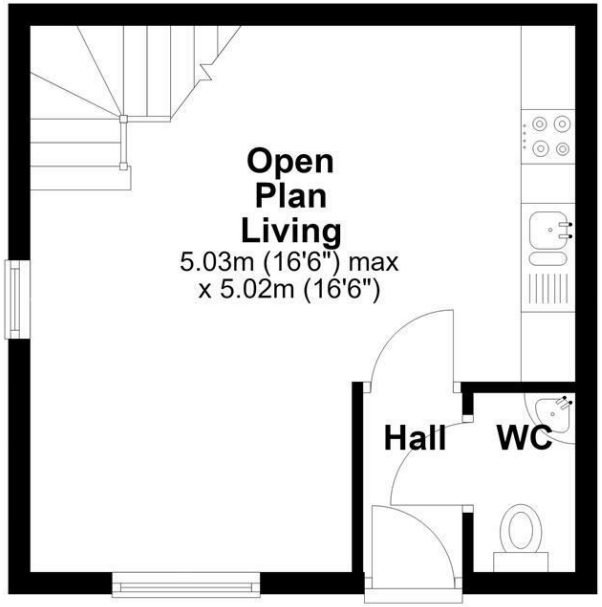
Bedroom Two
2.39m x 2.03m (7'10 x 6'8)

Shower Room
2.08m x 1.37m (6'10 x 4'6)

Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: A
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
An on-site management fee may apply to all modern or new developments.

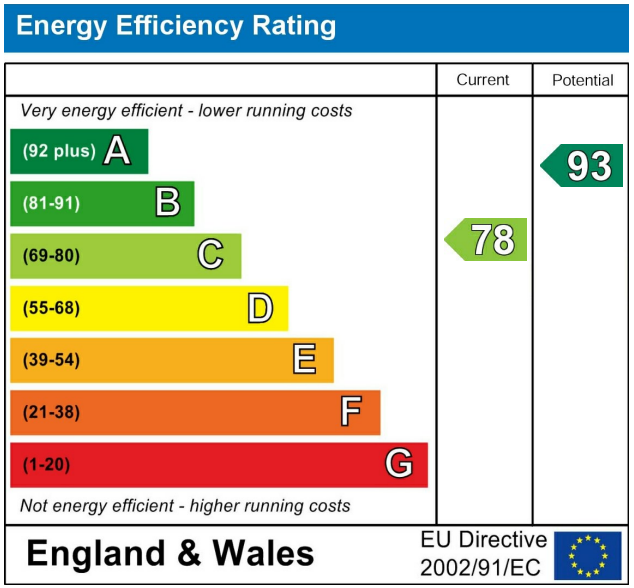
Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your 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.



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

Important Notes, Charges & Selective Licence Areas

Council Tax Band A **Freehold**

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. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston 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