



Market Street, Church Gresley, Swadlincote, DE11 9PR

Asking Price £195,000

Nicholas
Humphreys

Market Street, Church Gresley, Swadlincote

**** LANDLORD INVESTMENT OPPORTUNITY ** RENTED @ £650 PCM** LANDLORDS ONLY ****

A modern three storey mid town house having substantial family accommodation. The ground floor provides hallway, cloakroom, fitted kitchen with appliances and a rear elevation lounge diner with patio doors onto rear garden. The first floor has two double bedrooms and fitted bathroom, whilst the second floor has master bedroom, study / optional dressing room and en-suite shower room.

Outside is a well maintained garden with lawn and rear gated access to off street parking space. The home is Upvc double glazed and centrally heated throughout. This property is currently tenanted and would suit a landlord to continue with the tenancy, There has been no rent review in the past 2 years. All viewings are by strict appointment only.



The Accommodation

With a front entrance door leading to:

Entrance Hallway

With laminate flooring, single radiator, useful walk in storage cupboard, and doors leading off to:

Guest Cloakroom

Fitted with a low level WC, hand wash basin, radiator, and a double glazed window to the front elevation.

Kitchen

3.89m x 1.73m (12'9 x 5'8)

Fitted with a single drainer sink unit with mixer tap, built in to a U-shape preparation work surface, wide selection of base cupboards and drawers, matching eye level wall units, integrated stainless steel oven four ring gas hob with extractor fan above, built in fridge and freezer, plumbing and appliance space for washing machine, double glazed window to the front elevation, tiled flooring and radiator.

Lounge Diner

4.75m max x 3.81m max (15'7 max x 12'6 max)

With a uPVC double glazed French patio door leading out to the rear garden, laminate flooring, double radiator and a useful walk in under stairs storage cupboard.

First Floor Landing

With a staircase rising off to the second floor accommodation and doors leading off to:

Double Bedroom Two

3.81m x 3.15m (12'6 x 10'4)

With a uPVC double glazed window to the rear elevation and radiator.

Bedroom Three

3.81m x 3.33m (12'6 x 10'11)

With uPVC double glazed windows to the front elevation and radiator.

Bathroom

Fitted with a three piece white bathroom suite and radiator.

Second Floor Study Optional Dressing Room

12'7 max with limited headroom x 10'0 max limited head space.

3.84m max with limited headroom x x 3.05m max limited head space.

A versatile area with velux skylight window to the rear elevation, useful storage recess and door leading to:

Master Bedroom

4.70m max x 3.84m max (15'5 max x 12'7 max)

With a uPVC double glazed window to the front elevation, double radiator, useful walk in airing cupboard with gas combi boiler and door to:

En suite Shower Room

Fitted with a white suite with low level WC, pedestal hand wash basin, shower enclosure, extractor fan, tiled flooring and radiator.

Outside

The property has allocated parking at the end of the road with gated access to a well maintained rear garden which is mainly laid to lawn, small patio area and has timber fenced boundaries.

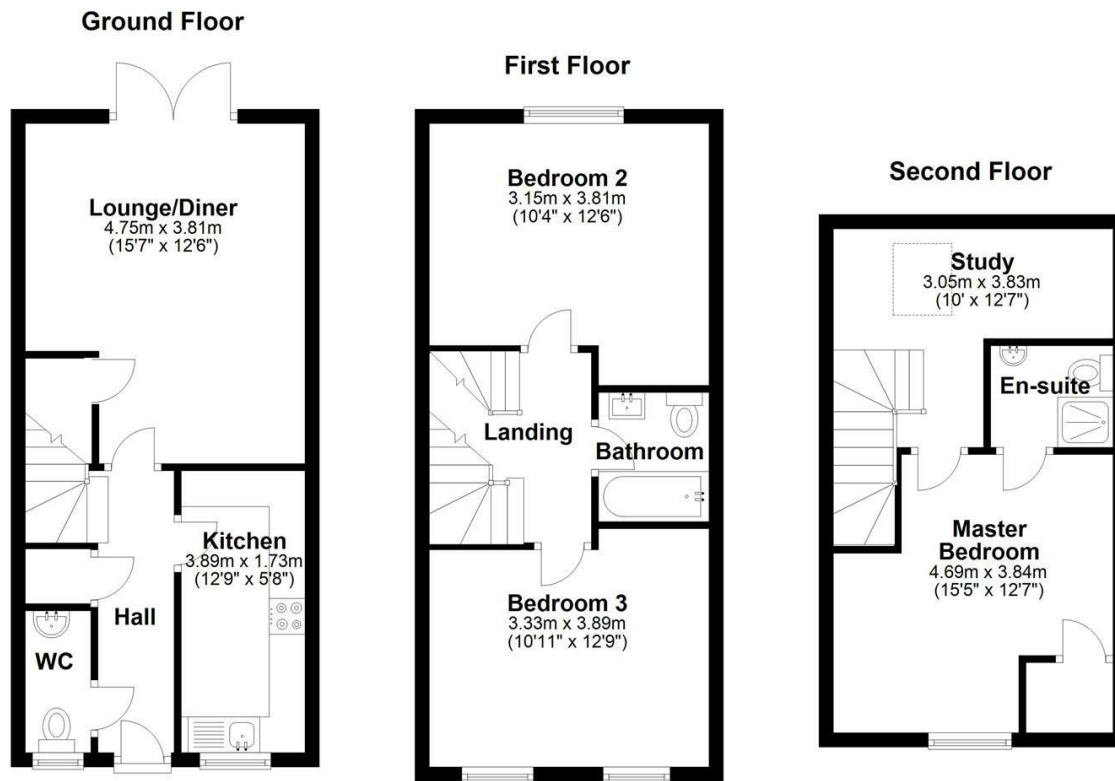
Tenanted Property

The rent obtained on this home is currently £650 pcm, and has been since 2019. A buyer would require to either be a cash purchaser or buy to let investor financing on a buy to let mortgage deal.

Draft details awaiting vendor approval and subject to change.







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, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Council Tax Band B
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(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	

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN