



## Regent Street, Church Gresley, Swadlincote, DE11 9PQ

### Asking Price £144,950

**\*\* End Terrace \*\* Driveway \*\* Three Bedrooms \*\* No Chain \*\***

A traditional end of terrace home, an ideal first time buy or investment opportunity. The interior accommodation benefits uPVC double glazing and gas central heating and in brief offers, front uPVC door to lounge, opening to a separate dining room with stairs rising to the first floor, fitted kitchen with built-in oven and hob, rear lobby and a fitted ground floor bathroom with a shower positioned above the bath, The first floor has three good size bedrooms. Outside is the front driveway with a side gate to the established rear garden. The boiler is a modern gas fired combination boiler to supply the hot water and central heating system. All viewings by appointment only.



## The Accommodation

### Lounge

3.81m x 3.00m (12'6 x 9'10)



### Kitchen

3.05m x 1.96m (10'0 x 6'5)



### Dining Room

3.81m x 2.36m (12'6 x 7'9)



### Ground Floor Bathroom



### Bedroom One

3.84m x 3.00m (12'7 x 9'10)





## Bedroom Two

3.05m x 1.78m (10'0 x 5'10)



## Rear Garden



Draft details awaiting vendor approval subject to change.

## Bedroom Three

2.74m x 2.34m (9'0 x 7'8)



## Driveway





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.

## 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.

**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.

**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. 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.

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

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NICHOLASHUMPHREYS.COM/BURTON

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