



## Oak Close

Castle Gresley, Swadlincote, DE11 9RU

£175,000



Nestled in the charming area of Oak Close, Castle Gresley, this delightful end town house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room.

One of the standout features of this property is the parking provision for several vehicles, a rare find in many urban settings, offering convenience and peace of mind.

Situated in the peaceful surroundings of Castle Gresley, residents can enjoy a tranquil lifestyle while still being within easy reach of local amenities and transport links. This property is not just a house; it is a place to call home. Whether you are looking to buy, this end town house is a fantastic choice for those seeking comfort and convenience in a lovely community.



## Description

Clark Estates are delighted to present this two bedroom end terraced property which is an ideal first time buyers property or an ideal buy to let investment. A potential yield of around 6%. The property briefly comprises of a lounge / diner, kitchen, two bedrooms and a family bathroom. To the outside there is a double driveway and a rear enclosed garden with a glamping pod.

### Lounge 13'10" x 12'11" (4.23m x 3.95m)

The lounge has laminate flooring a front facing upvc window, radiator, ceiling and wall lights and open plan spindle staircase leading to the first floor.

### Kitchen / Diner 12'11" x 9'0" (3.95m x 2.75m)

The kitchen comprises of high gloss Ivory coloured wall and base units, laminate worktop, stainless steel sink and mixer tap, part tiled splashback and boiler. Space for freestanding washing machine and fridge freezer, radiator with TRV, integral electric oven and gas hob with chrome extractor over and breakfast bar. An UPVC door leads to the rear garden.

### Stairs & Landing

The open plan spindle stair case leads to the first floor with carpet and loft access.

### Master Bedroom 10'9" x 9'10" (3.30m x 3.00m)

A double bedroom front facing with upvc window, radiator, storage cupboard and a double wardrobe with glass sliding doors.

### Bedroom Two 10'4" x 6'6" (3.15m x 2.00m)

A single bedroom rear facing with carpet, radiator and ceiling light.

### Bathroom 6'6" x 5'6" (2.00m x 1.70m)

The bathroom comprises of a white bathroom suite; bath with shower over and glass shower screen, wc and hand basin, part tiled walls and a rear facing obscure rear window.

### Outside

To the front there is a double driveway, side access leading into the rear enclosed garden with a wooden shed, astro turf lawn and a glamping pod which has multi functional use.

### Disclaimer

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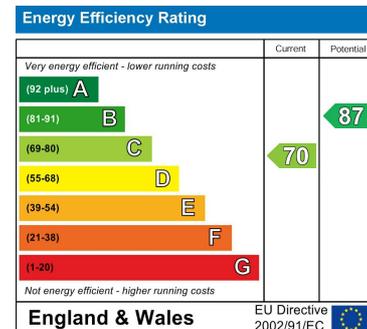
## Area Map



## Floor Plans



## Energy Efficiency Graph



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14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk