



Chapel Street, Castle Gresley, Swadlincote,
DE11 9HZ

£155,000



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Swadlincote, DE11 9HZ**
£155,000

Welcome to this beautifully presented three-bedroom mid-terrace home located in Castle Gresley, offering a perfect blend of comfort and convenience. Finished to a high standard, the property boasts a spacious living room, a compact yet functional kitchen, a utility room, and a modern family bathroom on the ground floor. The first floor features two double bedrooms, a single bedroom, and a versatile landing area with space for a home office. The recently renovated rear garden includes a new patio area and a spacious lawn, providing an ideal outdoor space for relaxation and entertaining guests.

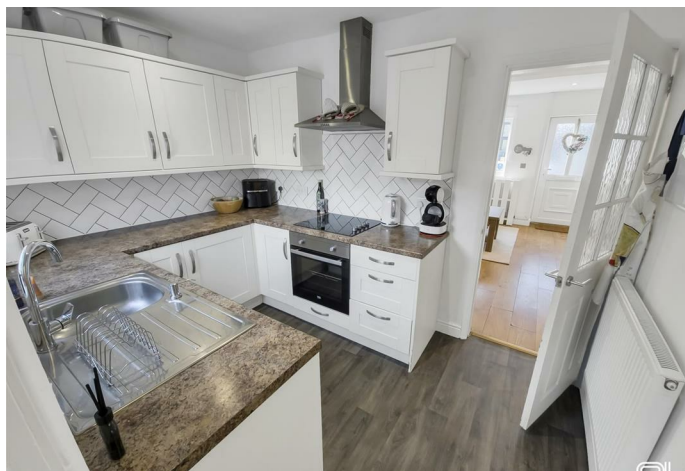
Ground Floor:

Lounge: 13'8" max x 13'5" (4.17m max x 4.09m)
A welcoming space with ample natural light, wooden flooring, spotlights, and an integrated storage cupboard.

Kitchen: 10'3" x 7'2" (3.12m x 2.18m)
Compact and efficient, designed for modern living with a range of wall and base units, integrated oven and hob, integrated dishwasher, and wooden flooring.

Utility Room: 8'1" x 6'0" (2.46m x 1.83m)
Provides additional storage and laundry facilities with wall storage units and space for a washing machine.

Family Bathroom:
Modern three-piece suite with a window to the side elevation, W.C, wash hand basin, shower over bath, central heating radiator, and tiled flooring.



First Floor:

Landing:

'L' shaped landing offering a cosy office space with a rear window view and loft access via hatch.

Bedroom One: 11'5" x 10'6" (3.48m x 3.20m)

Spacious double bedroom with a window to the rear elevation, central heating radiator, carpet, spotlights, and an integrated storage cupboard.

Bedroom Two: 10'1" max x 9'5" (3.07m max x 2.87m)

Comfortable double bedroom with a window to the front elevation, central heating radiator, and carpet.

Bedroom Three: 9'5" max x 6'10" (2.87m max x 2.08m)

Single bedroom, ideal for a child or as a study, with a window to the front elevation, central heating radiator, spotlights, and carpet.

Outside

The enclosed rear garden has been thoughtfully renovated, featuring a new patio slabbed seating area and steps leading up to a spacious lawn. A gate provides shared access to an alleyway, allowing convenient entry to the front of the property.

Additional Information

- Tenure: Freehold
- EPC Rating: D
- Council Tax Band: A
- Local Authority Area: South Derbyshire District Council

Disclaimer:

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or

other means regarding the correctness of the statements contained herein

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans:

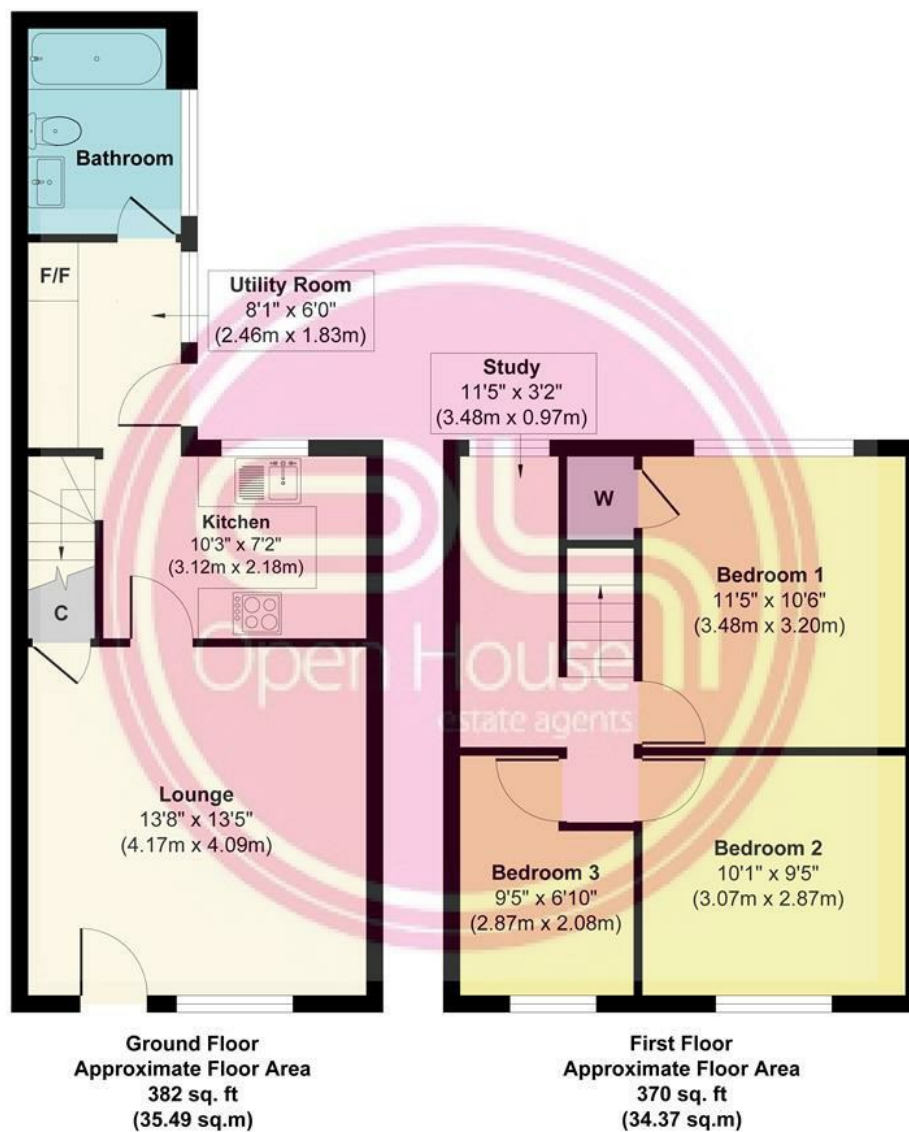
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.








24 Chapel Street



Approx. Gross Internal Floor Area 752 sq. ft / 69.87 sq. m

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

ENERGY PERFORMANCE CERTIFICATE

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

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

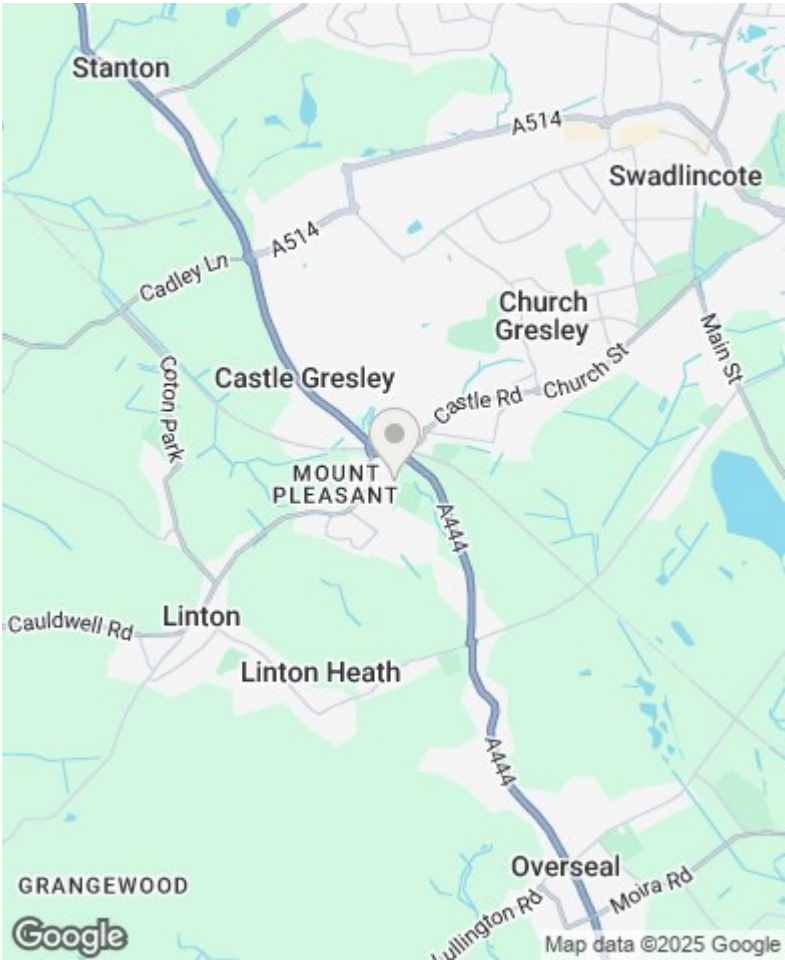
A

VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Finished to a High Standard
- Spacious Throughout
- Three Bedrooms
- Study on the Landing
- Separate Utility Room
- Recently Renovated Rear Garden
- Close to Local Amenities
- Ideal for First-Time Buyers or Investors



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