

*Mount Road, Castle Gresley, DE11*

**£185,000**



Cadley Cauldwell are pleased to bring the market this 3-bed semi-detached property. The property comprises lounge, dining room, kitchen, sunroom, 2 double bedrooms, 1 generous sized single bedroom, study/walk-in wardrobe, bathroom, extensive rear garden with outdoor toilet and storage. The property benefits gas central heating and double glazing. Located on the edge of the National Forest with countryside walks on your doorstep as well as easy access to major route ways and local amenities.

Council tax: A/ EPC: D/Freehold

Viewings are a must to appreciate what this property has to offer. Please contact Cadley Cauldwell on 01283 217251 to arrange your viewing.

- 3 bed Semi Detached
- Enclosed rear garden
- Parking for 1 vehicle
- Semi-rural location
- Must be seen
- Council tax: A/ EPC: D/Freehold

# Mount Road, Castle Gresley, DE11

**Directions**  
DE11 9ES

**IMPORTANT INFORMATION**  
Mortgage advice available, please ask our office for more information.

**Lounge**  
3.76m x 4.50m (12'4" x 14'9")

**Dining room**  
3.66m x 3.48m (12' x 11'5")

**Kitchen**  
2.74m x 2.69m (9' x 8'10")  
Built in fridge/freezer, washer/dryer and dishwasher.

**Sunroom**  
2.41m x 1.88m (7'11" x 6'2")

**FIRST FLOOR**

**Bedroom 1**  
3.73m x 3.38m (12'3" x 11'1")

**Bedroom 2**  
3.63m x 2.62m (11'11" x 8'7")

**Bedroom 3**  
3.73m x 2.13m (12'3" x 7')

**Study/Walk-in wardrobe**  
2.74m x 0.97m (9' x 3'2")

**Bathroom**  
2.77m x 2.74m (9'1" x 9')  
with separate shower and bath.

**To the front**  
Paved with space for one vehicle. Access to rear via side entry.

**To the rear**  
Enclosed rear garden with patio areas, lawn with mature borders. Outside toilet and storage. Access to the front via side entry.

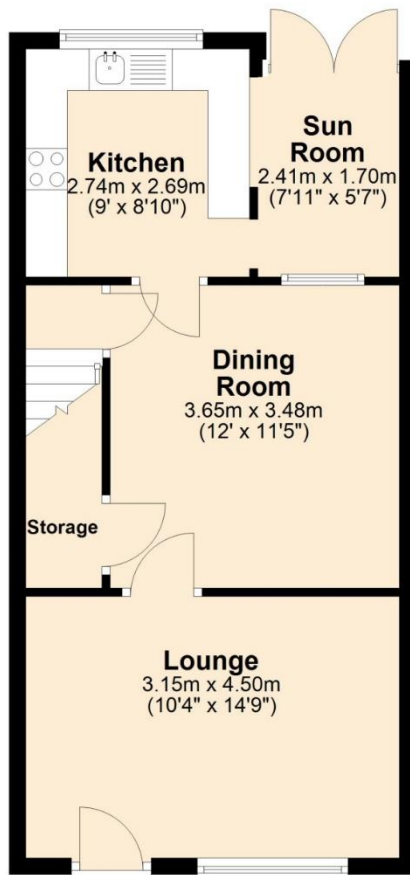
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



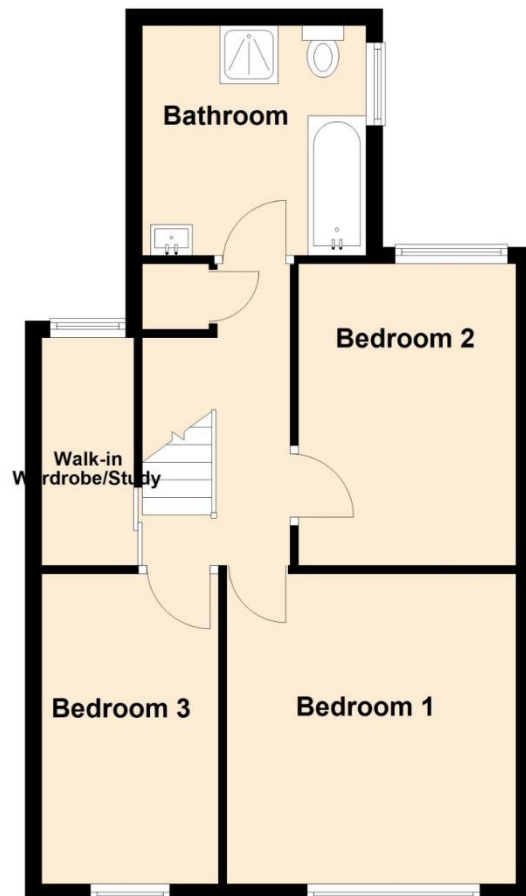




**Ground Floor**



**First Floor**



Viewing by appointment only with  
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.