

Colliery Row, Church Gresley, DE11

£149,950



Cadley Cauldwell are pleased to bring to the market this NO CHAIN 3 bed terrace property. The property comprises open plan living/dining/kitchen, downstairs bathroom, master bedroom with ensuite and 2 further good-sized bedrooms, private enclosed rear garden and courtyard area to the front. The property has been renovated throughout, benefits from gas central heating and double glazing. Located in close to local schools, amenities and major route ways. Viewings are highly recommended, please contact Cadley Cauldwell on 01283 217251 to arrange your appointment. Freehold/Council tax: A/EPC: C

 3 bed terrace

 Renovated throughout

 Open plan living/dining/kitchen

 NO CHAIN

 Enclosed rear garden

 Freehold/EPC: C/Council tax: A

Colliery Row, Church Gresley, DE11

Directions

Postcode: DE11 9LT

IMPORTANT INFORMATION

Mortgage advice is available, please contact our office for more information.

Kitchen area

3.15m x 2.97m (10'4" x 9'9")

The kitchen is fully equipped with integrated fridge/freezer, dishwasher.

Lounge area

3.76m x 3.45m (12'4" x 11'4")

Bathroom

3.00m x 1.45m (9'10" x 4'9")

Max measurements

FIRST FLOOR

Bedroom 1

3.76m x 3.53m (12'4" x 11'7")

Ensuite

1.40m x 1.32m (4'7" x 4'4")

Bedroom 2

3.00m x 3.00m (9'10" x 9'10")

Bedroom 3

3.00m x 1.75m (9'10" x 5'9")

OUTSIDE

To the front

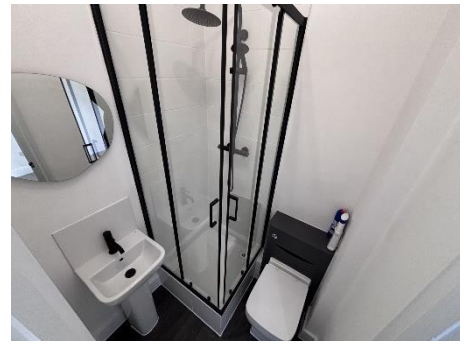
Court yard area.

To the rear

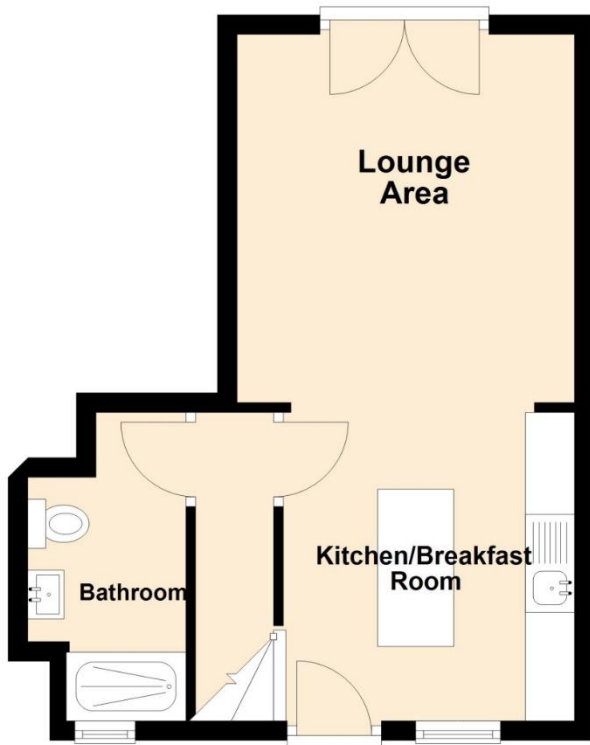
Enclosed rear garden, with patio area and lawn.



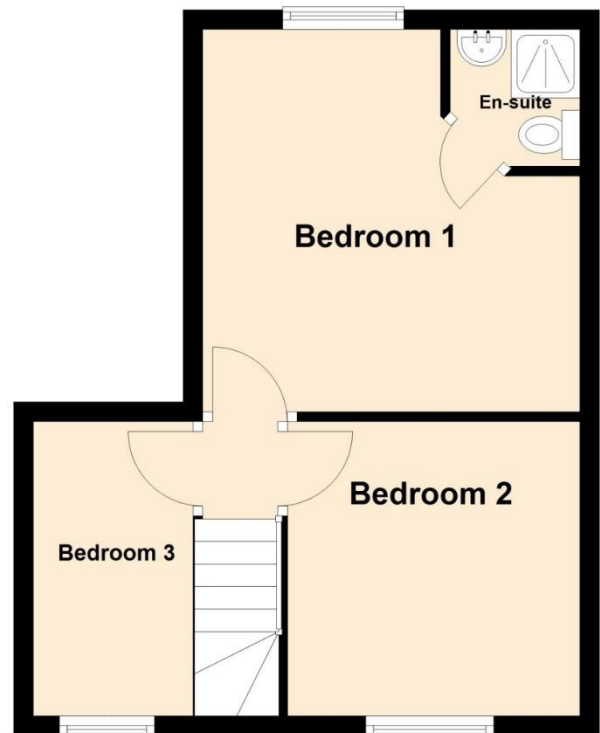
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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 WHATSOEVER IN RELATION TO THIS PROPERTY.