

*Bath Road, Castle Gresley, DE11*

**£184,950**



CADLEY CAULDWELL are pleased to offer to the market this Semi-Detached property in a POPULAR RESIDENTIAL LOCATION within easy access of local amenities and main routes. With NO CHAIN and being WELL MAINTAINED & NICELY PRESENTED, the property comprises two bedrooms, bathroom & guest cloakroom, living room, kitchen-diner, enclosed rear garden, driveway providing off-street parking for two vehicles, VIEWING IS HIGHLY RECOMMENDED. To arrange your viewing contact CADLEY CAULDWELL on 01283-217251.

 NO CHAIN

 Bathroom & Guest Cloakroom

 VIEWING RECOMMENDED

 Kitchen - Diner

 Enclosed Rear Garden

 EPC Rating: B / Council Tax: B

# *Bath Road, Castle Gresley, DE11*

## **Directions**

SAT NAV Postcode Users: DE11 9GY

## **IMPORTANT NOTE**

Mortgage Advice available.

## **Entrance Hall**

4'2" x 4'11" (1.27m x 1.50m)

## **Guest Cloakroom**

4'10" x 3'10" (1.47m x 1.17m)

## **Living Room**

17'8" x 10'10" (5.38m x 3.30m)

Measurements shown are a maximum and include bay depth.

## **Kitchen - Diner**

8'7" x 15'1" (2.62m x 4.60m)

## **Stairs & Landing**

7'6" x 7'6" (2.29m x 2.29m)

## **Bedroom 1**

8'6" x 15'1" (2.59m x 4.60m)

Measurements shown are a maximum.

## **Bedroom 2**

8'1" x 15'1" (2.46m x 4.60m)

## **Bathroom**

6'3" x 7'2" (1.91m x 2.18m)

## **To the Front**

Forecourt area laid to lawn bordered with miscellaneous shrubs and planting, driveway providing off-street parking for two vehicles, gated access to rear garden.

## **To the Rear**

Enclosed rear garden, paved patio/seating area, garden area, decking with sleeper-built raised beds, wooden storage shed, gated access to driveway.



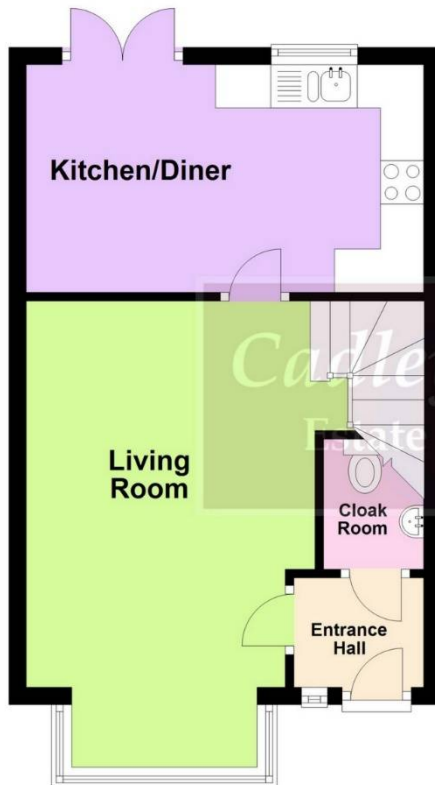
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
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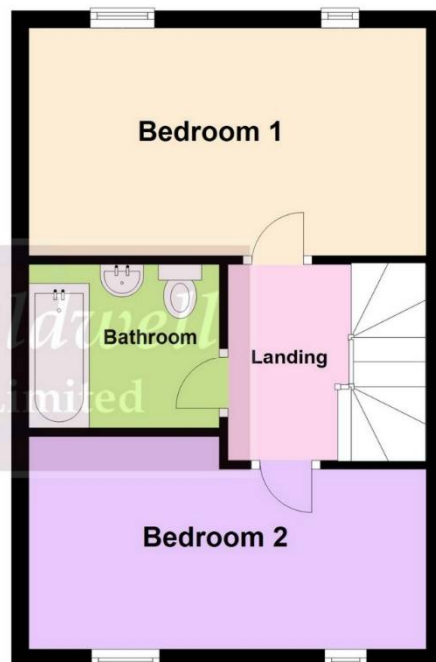
### Ground Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



### First Floor

Approx. 32.8 sq. metres (353.6 sq. feet)



Total area: approx. 66.9 sq. metres (720.5 sq. feet)

Please note - these are not to scale. For display purposes only  
Plan produced using PlanUp.

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.