



Regent Street | Church Gresley, Swadlincote | DE11 9PH

Open To Offers £195,000



Summary

**** NO CHAIN ** DETACHED FAMILY HOME ** MOTIVATED SELLER ** OCCUPYING A FABULOUS CORNER PLOT ** OUTSTANDING POTENTIAL TO EXTEND (stpc) ** TWO DOUBLE BEDROOMS ** SINGLE ROOM /NURSERY/STUDY ** VIEWING ADVISED ****

WEBBS ESTATE AGENTS have the pleasure of offering this lovely detached home, situated in a popular location, set on an enviable corner plot having outstanding potential to extend (STPC). Briefly comprising: through hallway, kitchen, guest WC, spacious lounge diner, landing, two double bedrooms, box room/nursery and STUNNING REFITTED family bathroom. Externally, there is a rear driveway providing ample off-road parking, generous gardens to the front, side and rear. VIEWING IS STRONGLY RECOMMENDED.

Key Features

- DETACHED FAMILY HOME
- FABULOUS CORNER PLOT
- OUSTANDING POTENTIAL TO EXTEND
- COMPETITELY PRICED
- NO CHAIN
- SPAICOUS LOUNGE DINER & KITCHEN
- TWO DOUBLE BEDROOMS & BOX ROOM/STUDY
- GENEROUS FRONT, SIDE & REAR GARDENS
- REAR DRIVEWAY
- VIEWING ADVISED

Rooms and Dimensions

THOUGH HALLWAY

KITCHEN

9'2" x 8'2" (2.81m x 2.50m)

SPACIOUS LOUNGE DINER

14'6" x 14'6" (4.44m x 4.43m)

LANDING

BEDROOM ONE

9'11" x 8'3" (3.04m x 2.54m)

BEDROOM TWO

11'0" x 8'3" (3.37m x 2.53m)

BEDROOM THREE / NURSERY

6'7" x 5'10" (2.01m x 1.80m)

REFITTED FAMILY BATHROOM

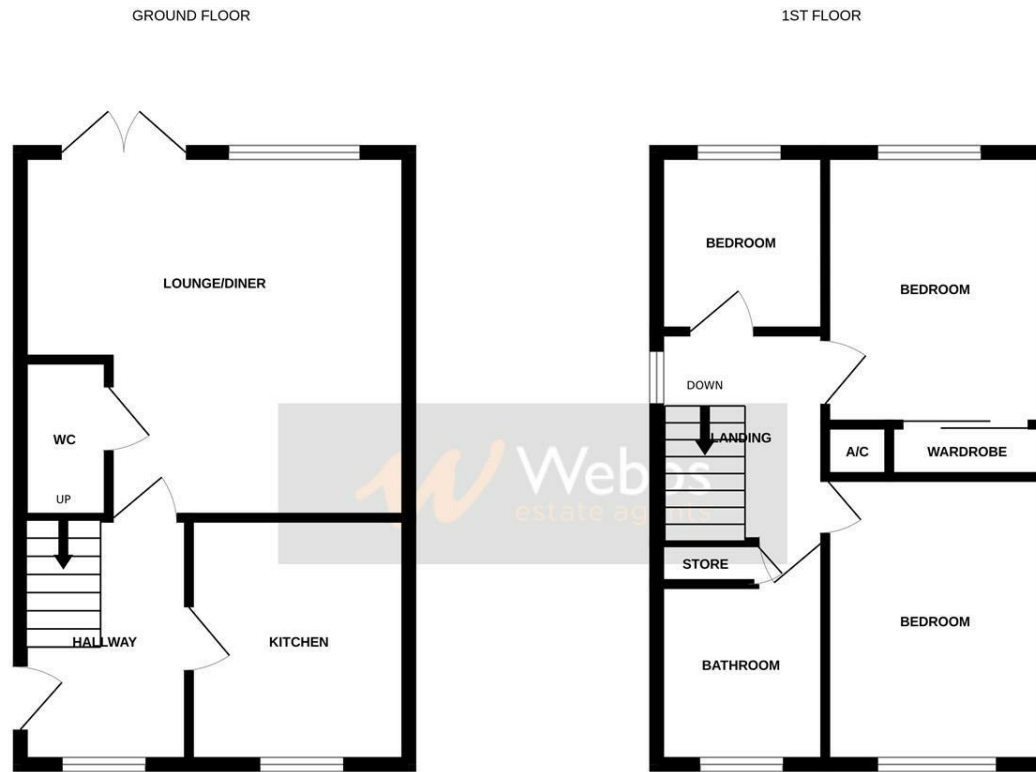
GENEROUS FRONT , SIDE & REAR GARDENS

REAR DRIVEWAY

Identification Checks (R)







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
Current	Potential	Current	Potential	
<p>Key Average Energy Use - Yearly energy costs</p> <p>100-125 £/annum A</p> <p>125-150 £/annum B</p> <p>150-175 £/annum C</p> <p>175-200 £/annum D</p> <p>200-225 £/annum E</p> <p>225-250 £/annum F</p> <p>250-300 £/annum G</p>	<p>68</p> <p>73</p>	<p>Key Annual CO₂ Emissions - Yearly CO₂ emissions</p> <p>10-15 tCO₂/annum A</p> <p>15-20 tCO₂/annum B</p> <p>20-25 tCO₂/annum C</p> <p>25-30 tCO₂/annum D</p> <p>30-35 tCO₂/annum E</p> <p>35-40 tCO₂/annum F</p> <p>40-45 tCO₂/annum G</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>