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&L

7 Queen Street

Church Gresley | DE11 9LY | Guide Price £220,000

ROYSTON  
& LUND

- Guide Price: £220,000 - £225,000
- Spacious Living/Dining Room
- Off-Road Parking for Multiple Vehicles
- Close to Numerous Amenities
- EPC: C
- Three Bedroom Family Home
- First Floor Bathroom Room
- Single Garage
- Council Tax: B
- Freehold





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Royston & Lund are delighted to present this well-maintained three-bedroom semi-detached home, situated in the popular area of Church Gresley, Swadlincote and offering spacious accommodation ideal for first-time buyers and families alike.

An entrance hall provides access to the principal ground floor accommodation, stairs to the first floor. The ground floor comprises a generous lounge/dining room with ample space for both seating and dining areas, alongside a fitted kitchen overlooking the front of the property.

To the first floor are three bedrooms, including a spacious principal bedroom, together with a modern family bathroom fitted with a contemporary three-piece suite.

Externally, the property benefits from a block-paved driveway providing off-road parking for multiple vehicles and access to the garage.

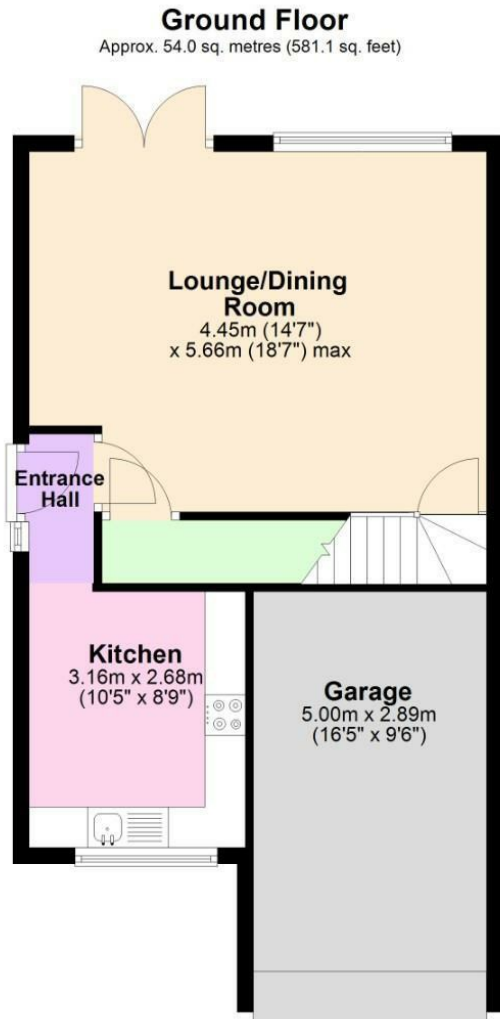
To the rear is a private enclosed garden featuring a patio seating area, lawn and established planting, creating an attractive space for outdoor entertaining and family enjoyment.

Located within easy reach of local amenities, schools and transport links, this is a fantastic opportunity to acquire a well-presented home in a sought-after residential location.

For more Information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5354087](https://reports.sprift.com/property-report/?access_report_id=5354087)

Freehold





Total area: approx. 102.7 sq. metres (1105.2 sq. feet)



**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	78
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**ROYSTON & LUND**