

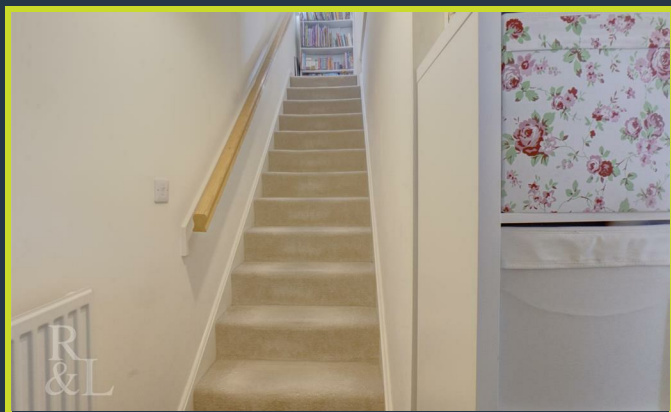


10 Ashford Way

Church Gresley | DE11 9TP | Guide Price £230,000

ROYSTON
& LUND

- Guide Price £230,000 - £240,000
- Spacious Kitchen Diner
- Living room
- Single Garage
- Freehold
- 3-bedroom semi-detached home
- Convenient downstairs WC
- Family bathroom upstairs
- Council tax band B
- EPC Rating C





Guide Price £230,000 - £240,000

Royston and Lund are pleased to present this well-maintained three-bedroom semi-detached home, located in the popular area of Church Gresley. Offering a practical and comfortable layout, this property is ideal for families, first-time buyers, or anyone looking for a modern home in a convenient location.



The ground floor features a spacious kitchen diner, ideal for everyday meals and social gatherings, along with a separate living room that provides a cosy space to relax. A downstairs WC adds extra convenience.

Upstairs, there are two good-sized double bedrooms, including a master with fitted wardrobes, plus a single bedroom with built-in storage. A modern family bathroom completes the accommodation.

Additional benefits include a garage, offering useful storage or off-road parking.

Situated close to local amenities, schools, and transport links, this is a great opportunity to move into a well-kept home in a sought-after residential area.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

ROYSTON & LUND

Ground Floor

Main area: approx. 41.6 sq. metres (448.3 sq. feet)
Plus garages, approx. 13.7 sq. metres (148.0 sq. feet)



Main area: Approx. 77.2 sq. metres (831.4 sq. feet)
Plus garages, approx. 13.7 sq. metres (148.0 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

First Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.