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77 Princess Street

Castle Gresley | DE11 9LA | Guide Price £160,000

ROYSTON
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- Guide Price £160,000 - £170,000
- Living Room and Dining Room
- South facing Garden and Patio Area
- Kitchen with Integrated Oven and Hob
- EPC Rating: TBC // Council Tax Band: A
- Two Bedroom Victoria Semi Detached with Original Features
- Kitchen/Garden Room with lots of potential
- Bathroom with Separate Shower and Bath
- Close To Numerous Amenities
- Freehold





Guide Price £160,000 - £170,000 - NO UPWARD CHAIN

A charming two-bedroom semi-detached Victorian property, ideally located within the village of Castle Gresley and benefitting from a larger-than-average south-facing garden. The home retains a wealth of original period features, with traditional details adding warmth and charm throughout.

The ground floor accommodation comprises a welcoming lounge featuring an original fireplace, which opens into a further reception room, also benefitting from an original fireplace, creating a versatile living and dining space. This leads through to the fitted kitchen, complete with a range of wall and base units incorporating a fitted oven and hob. In addition, there is a further reception room offering flexible use as a breakfast room, garden room, or playroom, with double french doors opening onto the rear garden.

To the first floor are two well-proportioned double bedrooms, with the principal bedroom positioned to the front of the property. Completing the accommodation is a modern four-piece family bathroom comprising a separate bath, shower, wash basin, and WC.

Externally, the generous south-facing garden provides excellent outdoor space, ideal for entertaining, gardening, or relaxing during the warmer months.

Note - we are aware that there is shared access to the right of the property for 77 and 77a

** JAPANESE KNOTWEED- Treated - Professional management plan has been in effect but has now expired. Plan can be extended/renewed, if desired**

If a mortgage is required, please check with your lender that they will lend on it.

For More Information; https://reports.sprift.com/property-report/?access_report_id=5050452



Total area: approx. 94.2 sq. metres (1014.4 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	77

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

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