



9 Greenwich Avenue

| DE11 9JN | Guide Price £210,000

ROYSTON  
& LUND



- Guide Price £210,000 to £220,000
- No Upward Chain
- Two Reception Rooms
- Three Bedroom End Terrace Home
- Dedicated Parking Space
- Situated Down A Cul De Sac
- Ideal First Home Or Buy To Let
- Freehold
- EPC Rating C
- Council Tax Band B





Royston and Lund are delighted to bring to the market this three bedroom end terrace home in Church Gresley. Sold with no upward chain, this home would make an ideal first property or buy to let and is well situated with local amenities within the vicinity, as well as public transport links for Ashby de la Zouch, Swadlincote and the M42.



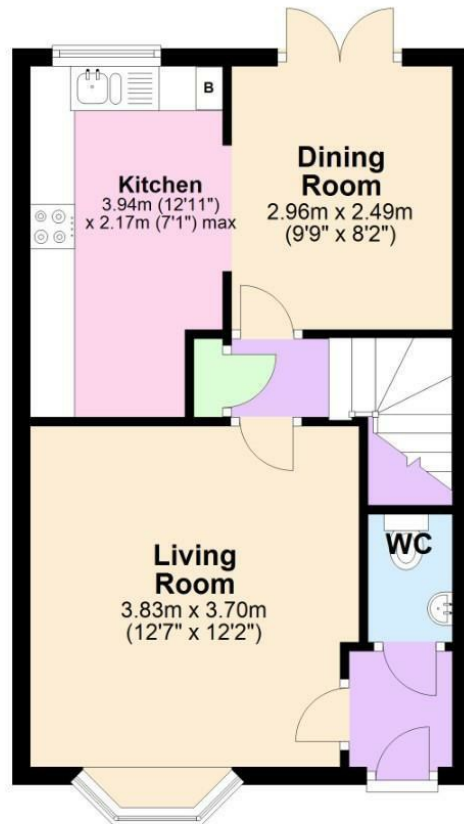
The main entrance leads into a hall with a downstairs WC and a doorway into the living room. From the living room there is an inner hall with storage, stairs to the first floor and access to the rear where there is a dining room and an opening into the kitchen. Upstairs there are two double bedrooms, one single bedroom and a three piece bathroom consisting of a bath, WC and wash basin. The main bedroom has built in wardrobes and an en-suite shower room. At the rear there is a low maintenance tiered garden with a raised decking.

The property benefits from dedicated parking spaces conveniently located at the front, complemented by a charming, low-maintenance garden.



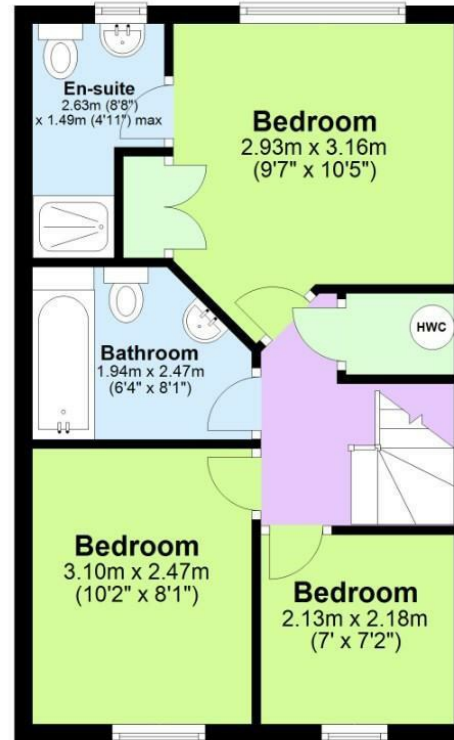
## Ground Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



Total area: approx. 75.0 sq. metres (807.0 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.



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</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 & 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 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		

### England & Wales

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON  
& LUND**