

FOR SALE

£140,000 Freehold




38 Glamorgan Way, Church Gresley, Swadlincote, Derbyshire. DE11 9JT

- One Bedroom Maisonette
- NO CHAIN
- Off Road Parking
- Close To Local Amenities
- Immaculate Condition
- Modern Decor Throughout
- Additional Mezzanine Storage Space
- Outdoor Storage Shed
- EPC Rating C
- Council Tax Band A



Reddington Sales & Lettings

20-22, Main Street, Thringstone, Coalville, LE67 8NA

01530 223402 

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PROPERTY DESCRIPTION

New to the market, this immaculate one-bedroom maisonette is beautifully presented throughout and ideally situated close to local amenities. The property offers a bright and spacious open-plan kitchen, dining and lounge area, a well-proportioned bedroom, separate bathroom, and a useful mezzanine storage space. Externally, there is driveway parking and an outdoor shed providing additional storage. This superb home is perfect for first-time buyers or investors alike, and viewing is highly recommended to fully appreciate the size and excellent condition of the property.

EPC Rating C Council Tax Band A



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

2.06m x 1.50m (6' 9" x 4' 11")

Entered via a composite front door, the hallway is carpeted and provides access to the first floor via stairs. Doors lead through to the bedroom and bathroom.

Bedroom

3.50m x 2.70m (11' 6" x 8' 10")

A spacious double bedroom featuring two uPVC double glazed windows, one to the front and one to the side aspect, allowing for plenty of natural light. The room is carpeted and benefits from pendant lighting, creating a bright and comfortable space.

Bathroom

2.17m x 1.90m (7' 1" x 6' 3")

Fitted with vinyl flooring and pendant lighting, the bathroom comprises a walk-in shower with sliding door, low flush WC, and a hand wash basin set within a vanity unit. There is also space and plumbing for a washing machine.

First Floor

Kitchen/Dining/Living Room

4.97m x 3.52m (16' 4" x 11' 7")

A spacious and bright open-plan room featuring two uPVC double glazed windows to the front aspect, allowing for plenty of natural light. The living area is carpeted and finished with pendant lighting, while the kitchen is fitted with matching base and eye-level units complemented by contrasting granite worktops. There is an under-counter one-and-a-half bowl sink, induction hob and oven. A hatch with pull-down ladder provides access to a useful mezzanine storage area, and there is also a storage cupboard housing the combi boiler.

Outside

The property benefits from driveway parking for one vehicle and a front garden laid to lawn, with a slabbed pathway leading to the entrance door. To the right-hand side of the property, a gate provides access to an additional area housing an outdoor shed, offering useful storage space.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 5mbps, superfast 65mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2 and medium for EE, Three and Vodafone.

Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide-angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.



FLOORPLAN & EPC



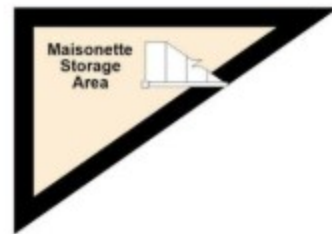
First Floor



Ground Floor



Second Floor



Please note - these are not to scale. For display purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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