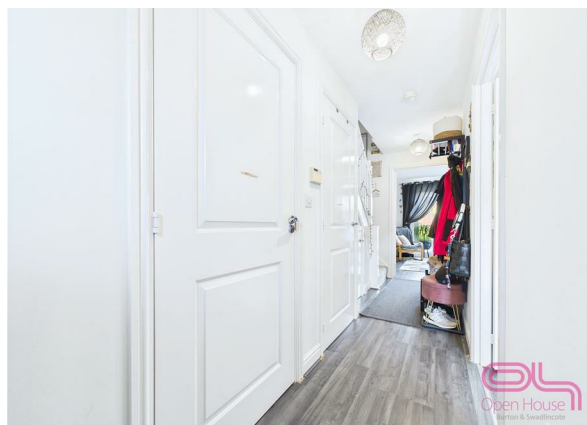


Ashford Way, Church Gresley, Swadlincote, DE11 9TP

£230,000

Council Tax Band: B





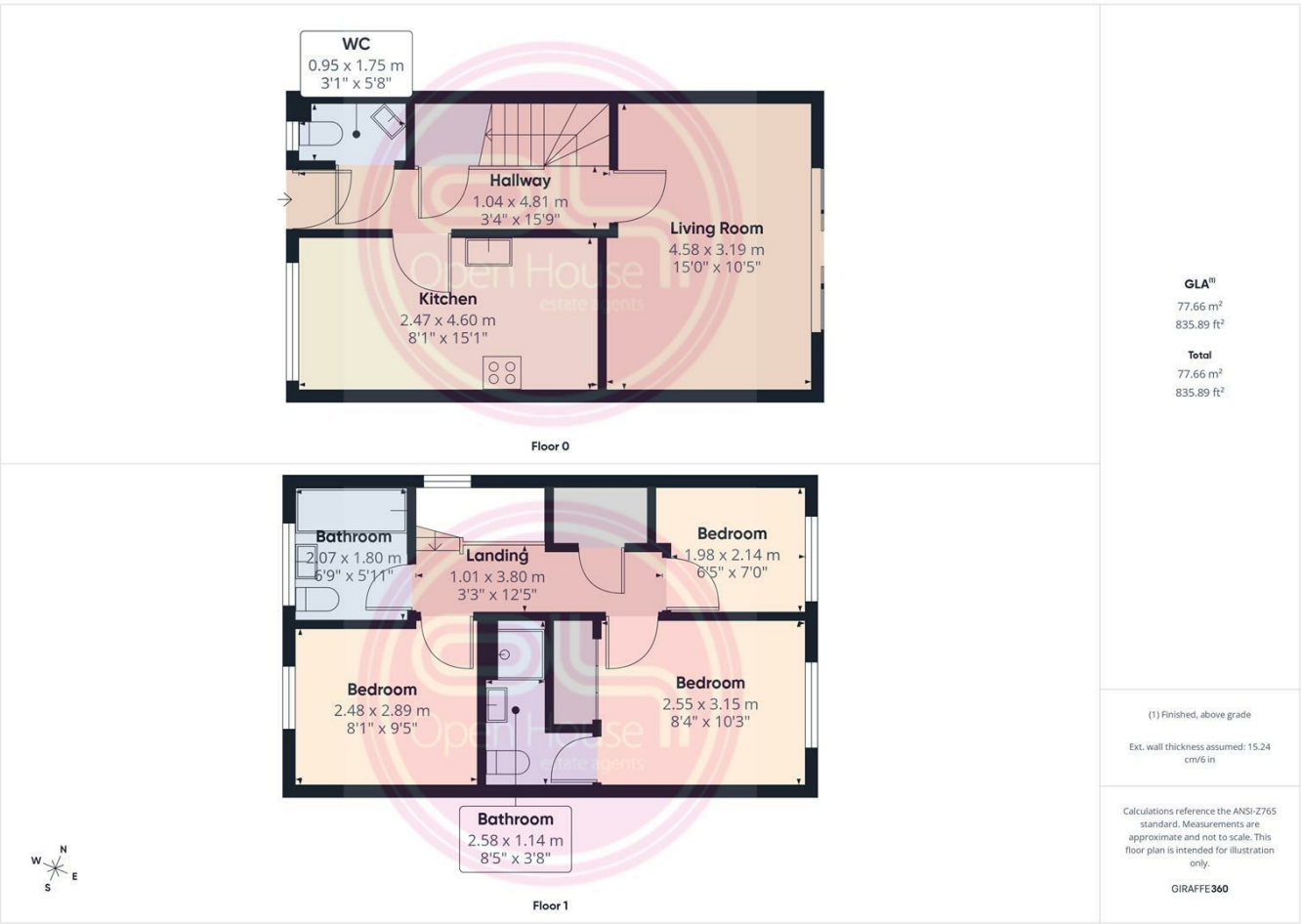
Positioned on a popular modern development in Church Gresley, this well-presented three-bedroom semi-detached home offers a practical and well-balanced layout, ideal for a range of buyers.

The property benefits from a contemporary finish throughout, with a spacious lounge to the rear, a well-equipped dining kitchen, and the added convenience of a ground floor cloakroom. Upstairs, the accommodation continues to impress with three bedrooms, including a principal bedroom with en-suite, alongside a family bathroom.

Externally, the property enjoys a private rear garden and off-road parking for two vehicles. Offered with no upward chain, early viewing is strongly advised.



Open House Burton & Swadlincote



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 90        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |