



1 Crimpsall Road, DN4 0BQ
£75,000 Offers In Region Of
Tenure Freehold

- **TWO BED END TERRACE**
- **GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE**
- **CLOSE TO SHOPS, SCHOOLS AND LEISURE FACILITIES**
- **IDEAL FOR FIRST TIME BUYER OR INVESTOR**

Two-Bedroom End-Terrace – Excellent Investment or First-Time Purchase

This two-bedroom end-terrace property offers fantastic potential for investors or first-time buyers looking to put their own stamp on a home.

The ground floor features a generous open-plan living and dining area, providing a versatile space with plenty of scope for improvement and personalisation. This leads through to the kitchen, which offers access to the rear garden. The garden is fully low-maintenance, with no lawn to maintain – ideal for those seeking easy outdoor space.

Upstairs, the property comprises two good-sized double bedrooms and a family bathroom.

Conveniently located with excellent access to the town centre and major motorway links, this property is well positioned for commuters and local amenities alike.

A great opportunity with plenty of potential – early viewing advised.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- 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	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	