

# Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

*Wedgewood Way, Woodville, DE11*

## *£195,000*



CADLEY CAULDWELL are pleased to bring to the market this well maintained and presented THREE Bedroomed Mid-Terraced Property consisting of a Entrance hall, guest cloakroom, Great family space; open plan kitchen/dining/living space, Family Bathroom, Enclosed rear garden and allocated parking for two vehicles. Set on a very desirable residential estate close to major route ways, schools and amenities.

**VIEWINGS ARE HIGHLY RECOMMENDED!**

**Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing NOW!**

- Ⓢ Well Presented Family Home
- Ⓢ Private Parking for Two Vehicles
- Ⓢ Private Rear Garden
- Ⓢ Guest Cloakroom
- Ⓢ Newly Fitted Kitchen
- Ⓢ EPC Rating: C

# Wedgewood Way, Woodville, DE11

## Directions

From Sainsbury s roundabout Exit the roundabout on to Civic Way, Turn Left onto York Road, Turn Right onto Coppice Side, At the roundabout continue straight onto Bridge, Turn left onto Occupation Lane, At the roundabout take the 3rd exit onto Hepworth Road, At the roundabout continue straight to stay on Hepworth Road, Turn left onto Spode Drive, Turn right onto Davenport Way, Turn left onto Wedgewood Way: SAT NAV USERS DE11 7GA



## IMPORTANT INFORMATION

Mortgage advice is available within our office

## GROUND FLOOR

### Entrance Hall

9'7" x 3'6" (2.92m x 1.07m)

### Guest Cloakroom

6'1" x 3'3" (1.85m x 0.99m)

### Kitchen/Dining/Living area

24'8" x 14'7" (7.52m x 4.45m)



## FIRST FLOOR

### Bedroom One

12'1" x 7'8" (3.68m x 2.34m)

### Bedroom Two

11'1" x 8'0" (3.38m x 2.44m)

### Bedroom Three

7'5" x 6'6" (2.26m x 1.98m)

### Family Bathroom

6'2" x 6'3" (1.88m x 1.91m)



## OUTSIDE

### To The Rear

Private Rear garden. Decked seating area. Lawn. Wooden storage shed.

### To The Front

Paved pathway. Two Allocated parking spaces



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <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 energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <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, Scotland & Wales	EU Directive 2002/91/EC

## Ground Floor



## First Floor



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

Viewing by appointment only with  
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.