

Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

Burton Road, Castle Gresley, DE11

£185,000



CADLEY CAULDWELL are delighted to bring to the market this well maintained three bedroomed semi-detached family home.

Close to major route ways and local amenities.

Double glazing and gas central heating.

This property consists of an entrance hall, lounge, kitchen/diner, three good sized bedrooms, shower room, private enclosed rear garden and private parking.

VIEWINGS HIGHLY RECOMMENDED.

Contact CADLEY CAULDWELL today to arrange your viewing on 01283 217251.

**** Council Tax Band: A / EPC Rating: D ****

- Ⓞ No Upward Chain
- Ⓞ Private Parking
- Ⓞ Spacious Home
- Ⓞ Ideal for First Time Buyers/Investors
- Ⓞ Great Location/Easy Commute to Major Route Ways
- Ⓞ **** Council Tax Band: A / EPC Rating: D ****

Burton Road, Castle Gresley, DE11

Directions

From Sainsbury s island take the first exit onto William Nadin Way/ A514, at second island take the first exit onto A514, at third island take the third exit onto Cadley Hill Road/ A444, at fourth island take the first exit onto Burton Road/A444, take the slip road off and you will see the property clearly marked with one of our for sale boards. SAT NAV USERS POSTCODE: DE11 9EW



IMPORTANT INFORMATION

Mortgage advice is available within our office

GROUND FLOOR

Entrance Hall

Lounge

13'10" x 13'0" (4.22m x 3.96m)

Breakfast Kitchen

17'0" x 8'2" (5.18m x 2.49m)



FIRST FLOOR

Bedroom One

11'3" x 10'3" (3.43m x 3.12m)

Bedroom Two

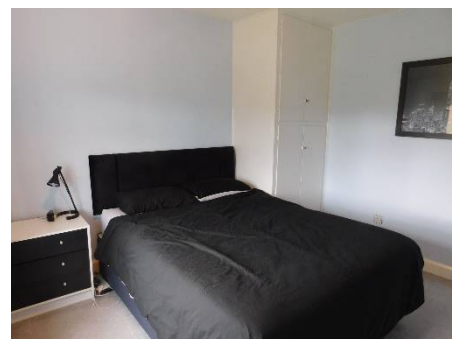
10'2" x 10'0" (3.10m x 3.05m)

Bedroom Three

8'2" x 6'5" (2.49m x 1.96m)

Bathroom

6'7" x 6'6" (2.01m x 1.98m)



OUTSIDE

To The Rear

Enclosed rear garden. Lawn. Paved seating area. Storage shed and outbuilding for storage. Gravelled areas with shrubs and trees. Access to the front via the iron gates.

To The Front

Private parking for several vehicles. Plot of lawn. Several shrubs.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	81
58	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

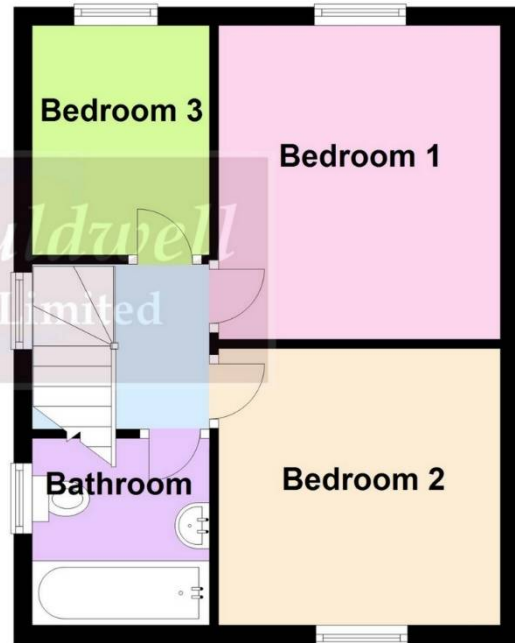
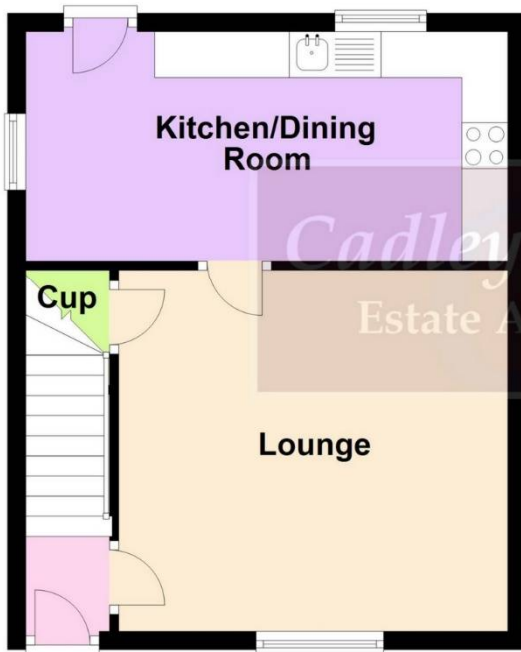
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Ground Floor

Approx. 34.3 sq. metres (369.3 sq. feet)

First Floor

Approx. 33.3 sq. metres (358.2 sq. feet)



Total area: approx. 67.6 sq. metres (727.4 sq. feet)

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

Viewing by appointment only with
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

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.