

# Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

*Stoneyford Road, Overseal, DE12*

## *£224,950*



CADLEY CAULDWELL are pleased to offer to the market this semi-detached property, within easy access of local amenities and main routes. Comprising three bedrooms (en-suite to master), family bathroom, guest cloakroom, lounge, kitchen / diner, enclosed rear garden, parking for two vehicles, early viewings of this delightful family home are highly recommended.

Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY!

☪ Three Bedrooms

☪ Off Street Parking

☪ Kitchen/Diner

☪ Enclosed Private Rear Garden

☪ Cloakroom

☪ EPC Rating: B

# Stoneyford Road, Overseal, DE12

## Directions

From Sainsbury's Civic way exit the roundabout on to A514 William Nadin Way, at the roundabout take the first exit onto A514, At the roundabout take the third exit on to Cadley Hill, At the roundabout take the first exit onto Burton Rd/A444, At the roundabout take the second exit onto High Cross, At the roundabout continue straight on to Burton Rd/A444, Turn right onto Lullington Rd, Turn left onto Valley Rd, Turn right onto Stoneyford Rd. SAT NAV USERS POSTCODE: DE12 6NQ

## Important Information

This property has a yearly ground rent of £150.00 \*Mortgage Advice available\*

## External Covered Canopy

### Entrance Hall

9'6" x 3'10" (2.90m x 1.17m)

### Lounge

17'3" x 12'1" (5.26m x 3.68m)

### Kitchen/Diner

8'9" x 15'4" (2.67m x 4.67m)

### Stairs & Landing

### Bedroom 1

12'5" x 12'3" (3.78m x 3.73m)

### En-Suite

6'3" x 5'4" (1.91m x 1.63m)

### Bedroom 2

7'9" x 9'3" (2.36m x 2.82m)

### Bedroom 3

7'10" x 5'11" (2.39m x 1.80m)

### Bathroom

6'1" x 5'11" (1.85m x 1.80m)

### To The Front

Driveway to the side of the property laid to tarmac, Boundary hedges laid to decorative gravel, Gated access to rear.

### To The Rear

Enclosed rear garden, artificial lawn area bordered with decorative stone, Decked feature area, Gated access to driveway.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</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>		<b>98</b>
(81-91) <b>B</b>	<b>86</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.