

Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

Station Street, Castle Gresley, DE11

Offers in excess of £199,950



CADLEY CAULDWELL are super excited to bring to the market this NO CHAIN unique two bedroomed detached home. Located in the sought after area of Castle Gresley on a very popular residential street; close to local amenities and major route ways.

This property has been fully refurbished throughout and is ready to move straight into! Lounge/ diner, fitted kitchen with integrated items, downstairs shower room, two double bedrooms to the first floor and spacious rear garden with outbuildings for storage.

DON'T MISS THE OPPORTUNITY TO VIEW

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

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

Ⓞ NO UPWARD CHAIN

Ⓞ Fitted Kitchen & Bathroom Suite

Ⓞ Completely Refurbished Throughout

Ⓞ Viewings Advised

Ⓞ Detached Home

Ⓞ **Council Tax Band: A / EPC Rating: E**

Station Street, Castle Gresley, DE11

Directions

From Sainsbury's roundabout travel along A514 William Nadin Way, at the first roundabout take the first exit, at the second roundabout take the third exit onto Cadley Hill Road, at the next roundabout take the first exit onto A444 Burton Road, follow this road along and at the next roundabout take the first exit into Castle Road, at the mini roundabout take the third exit onto Station Street and the property is clearly identifiable on the left hand side by our for sale sign. SAT NAV USERS POSTCODE: DE11 9JX.

IMPORTANT INFORMATION

Mortgage advice is available within our office

GROUND FLOOR

Lounge/Diner

21'6" x 12'8" (6.55m x 3.86m)

Kitchen

8'1" x 6'5" (2.46m x 1.96m)

Bathroom

6'5" x 6'4" (1.96m x 1.93m)

FIRST FLOOR

Bedroom One

10'3" x 12'8" (3.12m x 3.86m)

Bedroom Two

10'8" x 9'1" (3.25m x 2.77m)



OUTSIDE

To The Rear

Spacious private rear garden. Lawn. Paved seating area. Four outbuilding for storage. Various shrubs and trees to the bottom of the garden.

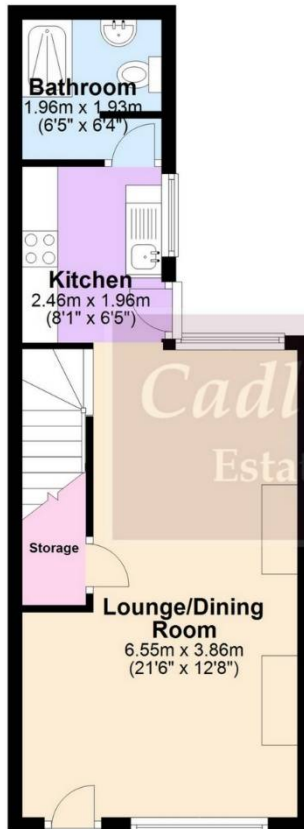


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		43	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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 (368.9 sq. feet)



First Floor

Approx. 25.1 sq. metres (269.9 sq. feet)



Total area: approx. 59.3 sq. metres (638.8 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.