

Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

Edward Street, Albert Village, DE11

Offers Over £170,000



CADLEY CAULDWELL are delighted to bring to the market this NO CHAIN two bedroomed semi-detached immaculately presented home. IDEAL FOR FIRST TIME BUYERS!

This property consists of a spacious lounge, fitted kitchen with dining space, further space for dining or can be used as a SNUG area, two double bedrooms, fitted bathroom, PRIVATE PARKING, Good sized easy to maintain rear garden. Wooden shed with huge potential; home office/utility area.
Full gas central heating and double glazing.

VIEWINGS ARE RECOMMENDED

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

- CC NO CHAIN
- CC Large Wooden Shed With Potential

- CC Two Bedroomed Semi-Detached
- CC Private Parking

- CC Well Presented Throughout
- CC EPC Rating: TBC

Edward Street, Albert Village, DE11

Directions

From Sainsbury's island head south on Civic Way towards West Street, take the first left onto West Street, keep following that onto Alexandra Road, continue on Alexandra Road until you come to a turning on your left for Hastings Road, continue that road until you come to the end and take a right onto Coppice Side, again continue until you come to a roundabout and take the second exit onto Bridge Street then onto Main Street. Continue until you come to a turning on your right for Edward Street (This is an Unadopted Road). You will find the property on your right clearly displaying one of our for sale boards. SAT NAV USERS POSTCODE: DE11 8ER



IMPORTANT INFORMATION

This property is located on an unadopted Road *Mortgage advice is available within our office*

GROUND FLOOR

Lounge

11'5" x 15'2" (3.48m x 4.62m)

Kitchen/Diner

8'2" x 15'4" (2.49m x 4.67m)

Dining Room/Snug

9'8" x 7'8" (2.95m x 2.34m)

FIRST FLOOR

Bedroom One

9'11" x 11'8" (3.02m x 3.56m)

Bedroom Two

9'10" x 8'9" (3.00m x 2.67m)

Bathroom

5'5" x 6'3" (1.65m x 1.91m)



OUTSIDE

To The Rear

Private enclosed rear garden. Easy to maintain. Paved flooring. Large wooden shed with potential. Extra private parking.

Wooden Shed

23'11" x 7'9" (7.29m x 2.36m)

Potential to be used as a home office/ utility area/ storage. Light and power.

To The Front

The property is located on an unadopted road. Private parking for one vehicle. Double gates leading to further parking.



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			
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



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.