

# Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

*Weston Street, Swadlincote, DE11*

*Offers in the region of £95,000*



CADLEY CAULDWELL are super excited to bring to the market this NO CHAIN Two bedroomed end terrace home; located close to the thriving town of Swadlincote and major route ways. This property requires modernising/ work throughout. GREAT PROJECT!

Two reception rooms, kitchen, two bedrooms, bathroom and rear garden.

**VIEWINGS ARE ADVISED.**

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

**\*\*Council Tax Band: A / EPC Rating: TBC\*\***

- NO CHAIN
- Requires Modernising/Work Throughout
- Great Project
- Close to The Thriving Town Of Swadlincote
- Huge Potential
- \*\*Council Tax Band: A / EPC Rating: TBC\*\*

# Weston Street, Swadlincote, DE11

## Directions

From Sainsbury's roundabout travel up the hill along Civic Way, take the left turn into West Street and follow the right hand bend around into Alexandra Road then take the third turning on your left on to Weston street, the property is located on the left and is clearly identifiable by our for sale board. SAT NAV USERS POSTCODE: DE11 9AT

## IMPORTANT INFORMATION

\*\*Mortgage advice is available within our office\*\*

## GROUND FLOOR

### Front Porch

3'4" x 4'3" (1.02m x 1.30m)

### First Reception Room

12'10" x 13'4" (3.91m x 4.06m)

### Inner Hall

2'9" x 2'11" (0.84m x 0.89m)

### Second Reception Room

11'11" x 13'6" (3.63m x 4.11m)

### Kitchen

9'3" x 6'11" (2.82m x 2.11m)

### Rear Porch

8'11" x 6'9" (2.72m x 2.06m)

## FIRST FLOOR

### Bedroom One

11'1" x 13'4" (3.38m x 4.06m)

### Bedroom Two

11'11" x 10'1" (3.63m x 3.07m)

### Bathroom

9'10" x 6'11" (3.00m x 2.11m)



# OUTSIDE

## To The Rear

Shared access from the front gate with neighbouring properties. (Bin Access) Enclosed garden. Storage shed/outbuilding



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**  
Approx. 48.9 sq. metres (526.5 sq. feet)



**First Floor**  
Approx. 41.2 sq. metres (443.7 sq. feet)



Total area: approx. 90.1 sq. metres (970.1 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.