

*Elms Road, Coton in the Elms, DE12*

***£210,000***



CADLEY CAULDWELL are pleased to offer to the market this semi-detached property in a POPULAR VILLAGE LOCATION. With NO CHAIN and offering the potential for further modernisation/improvement, this ideal family home comprises two bedrooms, family bathroom, living room, kitchen/diner, conservatory, enclosed rear garden and with the benefit of double glazing and gas central heating, EARLY VIEWING is HIGHLY RECOMMENDED to appreciate what is on offer.

Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing.

- NO CHAIN
- Conservatory
- GREAT POTENTIAL
- Two Bedrooms
- VIEWING RECOMMENDED
- EPC Rating: TBA / Council Tax Band: A

# *Elms Road, Coton in the Elms, DE12*

## **Directions**

SAT NAV Users: Postcode DE12 8HD.

## **IMPORTANT NOTE**

Mortgage Advice available.

## **Entrance Hall**

3'1" x 3'5" (0.94m x 1.04m)

## **Living Room**

12'11" x 13'10" (3.94m x 4.22m)

## **Kitchen / Diner**

8'11" x 16'11" (2.72m x 5.16m)

## **Conservatory**

12'2" x 8'1" (3.71m x 2.46m)

## **Stairs & Landing**

5'5" x 3'0" (1.65m x 0.91m)

## **Bedroom 1**

9'10" x 13'10" (3.00m x 4.22m)

## **Bedroom 2**

11'4" x 10'1" (3.45m x 3.07m)

## **Bathroom**

5'7" x 6'5" (1.70m x 1.96m)

## **To the Front**

Forecourt area laid to block paving providing space for off-street parking, boundary fence and metal gates, gated side access leading to rear of property.

## **To the Rear**

Gated access to enclosed rear garden, block paved patio / seating area, lawned area leading to wooden workshop, further lawned areas with greenhouse (x2) and wooden storage shed.



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			
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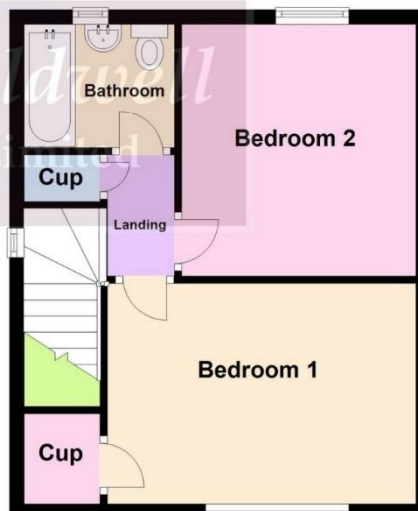
### Ground Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



### First Floor

Approx. 35.0 sq. metres (377.2 sq. feet)



Total area: approx. 79.6 sq. metres (857.2 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.