

Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

Reservoir Way, Woodville, DE11

£183,000



CADLEY CAULDWELL are delighted to bring to the market this modern immaculately presented three storey three bed roomed town house. Set on a very desirable residential estate close to major route ways.

Entrance hall, cloakroom, fully fitted kitchen, lounge/diner, master bedroom with en-suite and fitted wardrobes, family bathroom, two further good sized bedrooms, private enclosed rear garden, private parking and garage.

To arrange your viewing please call CADLEY CAULDWELL on 01283 217251.

VIEWINGS HIGHLY ADVISED.

- CC NO CHAIN
- CC Three Bed roomed Town House
- CC Well Presented And Maintained
- CC Private Parking & Garage
- CC Master Bedroom With En-Suite
- CC EPC Rating: C

Reservoir Way, Woodville, DE11

Directions

From Sainsbury's Island proceed along Civic Way with the Bus Station on the Right hand side. At the roundabout take the third exit onto Derby Road. Continue along the road keeping into the left hand lane onto Swadlincote Road. At the Tollgate Island take the fourth exit onto Moira Road. At the roundabout take the first exit and then the first right into Donington Drive then take the first right onto Sutton Avenue, then a right onto Reservoir Drive and our property can be identified by our For Sale Board on your right. SAT NAV USERS POSTCODE: DE11 8BP



IMPORTANT INFORMATION

Mortgage Advice Available Within Our Office

GROUND FLOOR

Entrance Hall

12'10" x 6'4" (3.91m x 1.93m)

Cloakroom

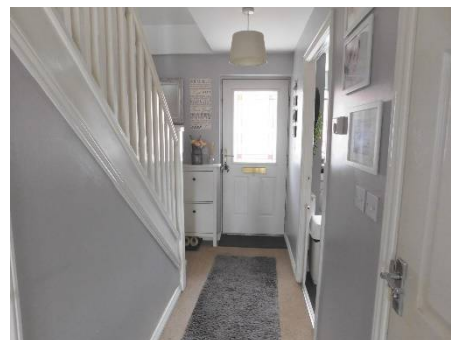
3'5" x 6'6" (1.04m x 1.98m)

Kitchen

12'0" x 6'5" (3.66m x 1.96m)

Lounge/ Diner

15'8" x 13'1" (4.78m x 3.99m)



FIRST FLOOR

Landing

18'8" x 6'11" (5.69m x 2.11m)

Bedroom Two

12'1" x 13'0" (3.68m x 3.96m)

Bedroom Three

11'9" x 6'3" (3.58m x 1.91m)

Bathroom

5'6" x 6'8" (1.68m x 2.03m)



SECOND FLOOR

Master Bedroom

12'9" x 13'1" (3.89m x 3.99m)

Measurements are from the widest points

Dressing Area

5'6" x 4'2" (1.68m x 1.27m)

Fitted Wardrobes

En-Suite

5'2" x 8'10" (1.57m x 2.69m)



OUTSIDE

To The Front

Paved path. Small lawn. Access to the rear via the wooden gate.

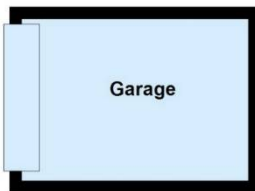
To The Rear

Private enclosed rear garden. Lawn. Raised decked seating area. Wooden gate leading to the garage and private parking.

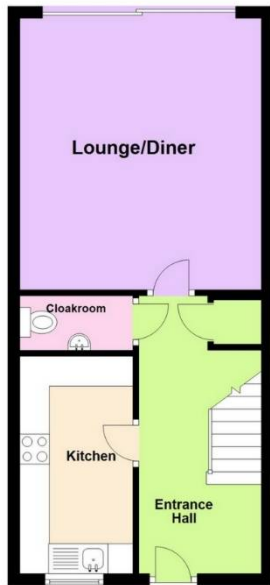


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

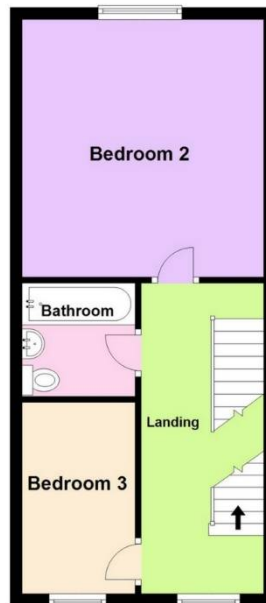
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



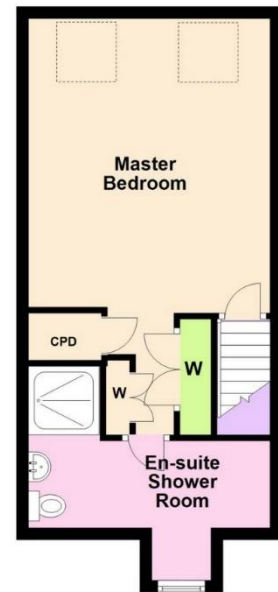
Ground Floor



First Floor



Second Floor



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.