

Cadley Cauldwell

Estate Agents Limited



The Property
Ombudsman



19 High Street, Swadlincote, DE11 8JE
Tel: 01283 217251

Union Road, Swadlincote, DE11

£109,500



CADLEY CAULDWELL are delighted to bring to the market this newly refurbished three bedroomed mid terrace NO CHAIN home.

Close to local amenities, schools and major route ways.

This property consists of two reception rooms, fitted kitchen, downstairs bathroom, three good sized bedrooms to the first floor and private enclosed rear courtyard.

Gas central heating and double glazing.

Newly fitted flooring throughout will be in place shortly

VIEWINGS ARE HIGHLY ADVISED.

Contact CADLEY CAULDWELL today to arrange your viewing on 01283 217251.

CC NO CHAIN

CC Gas Central Heating & Double
Glazing

CC Three Bedroomed Mid
Terrace

CC Two Reception Rooms

CC Newly Refurbed By Current
Vendor

CC EPC Rating: D

Union Road, Swadlincote, DE11

Directions

From Civic Way roundabout turn into Darklands Road and proceed to the top, turn left onto Union Road and our house is on the left. SAT NAV USERS POSTCODE: DE11 0QF

IMPORTANT INFORMATION

Mortgage advice available within our office

GROUND FLOOR

Lounge

10'10" x 9'11" (3.30m x 3.02m)

Dining Room

10'10" x 10'6" (3.30m x 3.20m)

Kitchen

6'1" x 9'2" (1.85m x 2.79m)

Bathroom

4'9" x 6'9" (1.45m x 2.06m)

FIRST FLOOR

Bedroom One

10'10" x 10'6" (3.30m x 3.20m)

Bedroom Two

7'8" x 13'1" (2.34m x 3.99m)

Bedroom Three

6'3" x 13'1" (1.91m x 3.99m)

To The Rear

Paved courtyard, wooden gate leading to shared alleyway with neighbouring property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

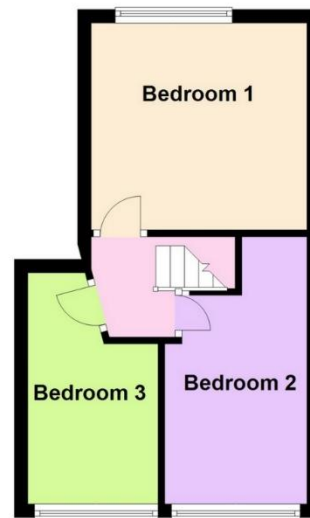
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First 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.