

Cadley Cauldwell

Estate Agents Limited



The Property
Ombudsman



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

Standing Butts Close, Walton on Trent, DE12

£249,950



CADLEY CAULDWELL are pleased to offer to the market this detached bungalow in a CUL-DE-SAC Location within a SOUGHT AFTER Village, with NO CHAIN and offering the POTENTIAL FOR MODERNISATION / IMPROVEMENT, the property comprises two bedrooms, family bathroom, lounge, kitchen / diner, enclosed rear garden, garage & off-street parking. VIEWING IS HIGHLY RECOMMENDED.

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

Ⓞ NO CHAIN

Ⓞ Cul-de-Sac Location

Ⓞ Potential for Modernisation

Ⓞ VIEWING RECOMMENDED

Ⓞ Sought-after Village

Ⓞ EPC Rating: E

Standing Butts Close, Walton on Trent, DE12

Directions

From Sainsbury's roundabout travel along the A514, at the first roundabout take the first exit and at the next roundabout take the third exit (remaining on A514), at Cadley Hill Roundabout take the second exit for Cadley Lane, continue to follow onto Cauldwell Road, at the cross roads take a left turn onto Rosliston Road, continue to follow Rosliston Road towards Walton-On-Trent, then take a left onto Standing Butts Close, follow the road along and at the "T" turn right, the property is located on your left hand side. SAT NAV USERS POSTCODE: DE12 8NJ.



IMPORTANT NOTE

Mortgage Advice available.

Porch

1'11" x 3'1" (0.58m x 0.94m)

Entrance Hall

12'3" x 3'10" (3.73m x 1.17m)

"L" shaped - area 3'7" x 3"

Lounge

13'11" x 11'9" (4.24m x 3.58m)

Kitchen Area

11'11" x 9'0" (3.63m x 2.74m)

Dining Area

10'11" x 9'7" (3.33m x 2.92m)

Bathroom

7'10" x 6'10" (2.39m x 2.08m)

Bedroom 1

11'9" x 11'1" (3.58m x 3.38m)

Bedroom 2

9'11" x 11'1" (3.02m x 3.38m)

To the Front

Forecourt area, tarmac driveway and turning area, decorative gravel beds, garage, gated access to rear.



Garage

16'1" x 8'2" (4.90m x 2.49m)

To the Rear

Enclosed rear garden, paved patio / seating area, lawned area bordered with miscellaneous shrubs and planting, oil tank to side of property, gated access to front.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		106
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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
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.