

Cadley Cauldwell

Estate Agents Limited



The Property
Ombudsman



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

Amberwood, Newhall, DE11

Offers Over £130,000



CADLEY CAULDWELL are delighted to bring to the market with NO CHAIN, this well maintained and presented two bedroomed town house. Located on a quiet, small cul-de-sac within Newhall. Close to schools and major route ways.

This property is bursting with natural light throughout with its inviting entrance hall, spacious lounge/diner with French doors leading out to the newly landscaped south facing garden, fitted kitchen, two double bedrooms and bathroom to the first floor and private parking to the front.

THIS PROPERTY MUST BE SEEN! Price Guide between £130,000 - £135,000

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

☪ Two Bedroomed Town House

☪ Private Parking

☪ Newly Landscaped South Facing Rear Garden

☪ Immaculately Presented Throughout

☪ Gas Central Heating & Double Glazing

☪ EPC Rating: C

Amberwood, Newhall, DE11

Directions

From Sainsbury's roundabout travel along Darklands Road, take the third left turn into Coronation Street becoming Plummer Road. Take the third left into Amberwood, follow the road down and the property is located on the left-hand side, clearly identifiable by our for sale sign. SAT NAV Users: Postcode DE11 0QQ.

IMPORTANT INFORMATION

Mortgage advice available within our office *VIEWINGS BY APPOINTMENT ONLY*

GROUND FLOOR

Entrance Hall

3'10" x 3'9" (1.17m x 1.14m)

Lounge/Diner

19'6" x 10'11" (5.94m x 3.33m)

Kitchen

9'3" x 8'9" (2.82m x 2.67m)

FIRST FLOOR

Bedroom One

9'7" x 11'1" (2.92m x 3.38m)

Bedroom Two

6'6" x 12'10" (1.98m x 3.91m)

Bathroom

6'1" x 6'10" (1.85m x 2.08m)

OUTSIDE

To The Rear

Newly landscaped rear garden, South Facing, enclosed rear garden, paved seating area, artificial grass area, various shrubs and bedding plants

To The Front

Private parking to the front, small garden area with lawn and various bedding plants

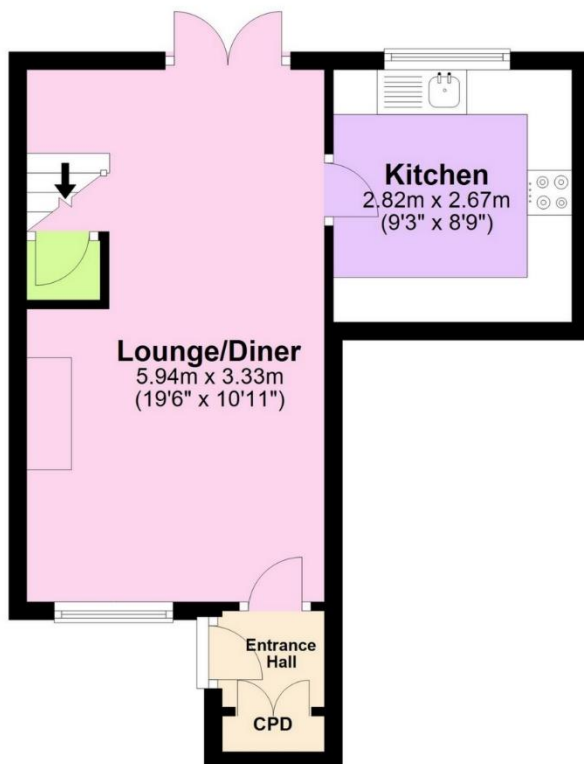


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(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.