

Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

Glebe Street, Swadlincote, DE11

£125,000



CADLEY CAULDWELL are pleased to bring to the market this three bedroomed spacious family home, located on a quiet residential street within Swadlincote, close to local amenities, schools and major route ways.

This property is ideal for investors and first time buyers! VIEWING ARE ADVISED.

Entrance hall, two spacious reception rooms, fitted kitchen, rear porch with access to the private enclosed rear garden, downstairs bathroom, two double bedrooms and one single bedroom to the first floor. Gas central heating and double glazing.

DO NOT MISS THIS OPPORTUNITY TO VIEW, Act fast by calling CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY!

☉ Three Bedroomed Mid Terrace

☉ Family Home

☉ Two Reception Rooms

☉ Two Double Bedrooms, One Single Bedroom

☉ Private Enclosed Rear Garden

☉ EPC Rating: TBC

Glebe Street, Swadlincote, DE11

Directions

From Sainsbury's roundabout travel up the hill onto Civic Way, travel around the right hand bend onto Hearthcote Road, take the third turning on the left into Landsdowne Road, at the top of the road turn left on Glebe Street. The property is located on the right hand side and is clearly identifiable by our for sale board. SAT NAV USERS POSTCODE: DE11 9BW.

IMPORTANT INFORMATION

Mortgage advice available within our office

GROUND FLOOR

Entrance Hall

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

Storage Cupboard

First Reception Room

11'1" x 12'0" (3.38m x 3.66m)

Second Reception

11'11" x 11'11" (3.63m x 3.63m)

Kitchen

8'11" x 5'10" (2.72m x 1.78m)

Rear Porch

2'9" x 6'6" (0.84m x 1.98m)

Bathroom

5'7" x 5'11" (1.70m x 1.80m)

FIRST FLOOR

Bedroom Two

10'11" x 11'11" (3.33m x 3.63m)

Bedroom One

12'8" x 12'1" (3.86m x 3.68m)

Bedroom Three

10'11" x 7'0" (3.33m x 2.13m)

OUTSIDE

To The Rear

Private enclosed rear garden. Paved seating area. Fenced area with block paving. Access through the alleyway to the front.

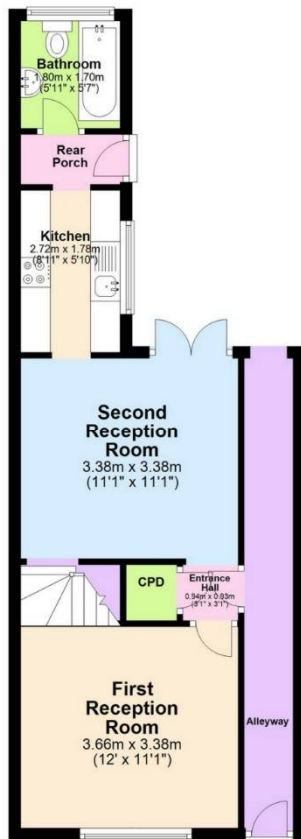


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.