

Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

Plover Avenue, Woodville, DE11

£169,950



CADLEY CAULDWELL are pleased to offer to the market this semi-detached FAMILY home in a CUL-DE-SAC location, being WELL MAINTAINED & PRESENTED throughout, the property comprises three double bedrooms, family bathroom, fully fitted kitchen, lounge / diner, second reception room, enclosed rear garden, driveway providing off-street parking; and with the benefit of double glazing and gas central heating, VIEWING IS HIGHLY RECOMMENDED.

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

☪ Three Bedrooms

☪ Two Reception Rooms

☪ CUL-DE-SAC Location

☪ Enclosed Rear Garden

☪ VIEWING RECOMMENDED

☪ EPC Rating: D

Plover Avenue, 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. At the traffic lights keep in the left hand lane and proceed onto Swadlincote Road until you come to the roundabout and then take the second exit on to Hartshorne road, then take the first exit on to swallow road which becomes merlin way turn right and then right again which is plover avenue. The property is clearly identifiable by our 'For Sale' board. SAT NAV USERS POSTCODE: DE11 7QF



IMPORTANT NOTE

Mortgage Advice available.

Kitchen

15'3" x 7'4" (4.65m x 2.24m)

Dining Area

10'9" x 8'1" (3.28m x 2.46m)



Lounge Area

8'4" x 16'1" (2.54m x 4.90m)



Reception Room 2 (Extension)

13'2" x 7'7" (4.01m x 2.31m)

Stairs & Landing

Bedroom 1

13'0" x 7'8" (3.96m x 2.34m)

Bedroom 2

8'10" x 8'5" (2.69m x 2.57m)

Bedroom 3

10'0" x 8'3" (3.05m x 2.51m)



Bathroom

6'11" x 7'4" (2.11m x 2.24m)

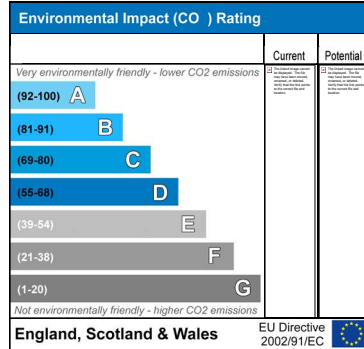
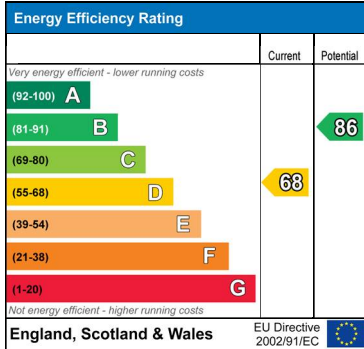


To the Front

Forecourt area laid to tarmac and decorative paving providing off-street parking for several vehicles.

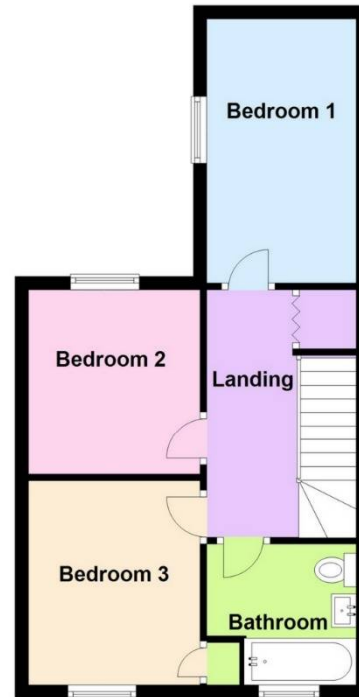
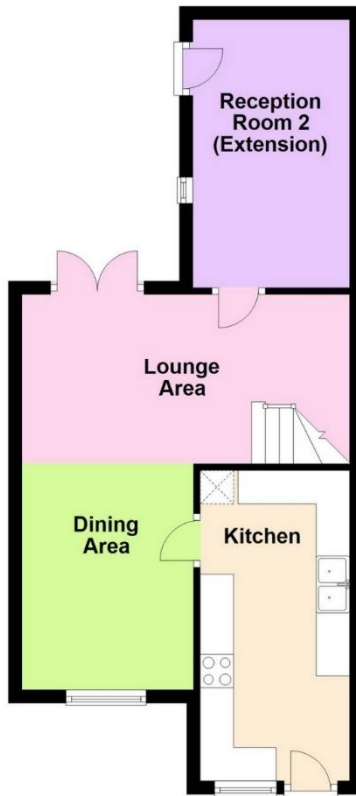
To the Rear

Enclosed rear garden laid to artificial grass, decking steps up to raised area with summerhouse.



First Floor

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.