

Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

Parliament Street, Newhall, DE11

£137,500



CADLEY CAULDWELL are delighted to bring to the market this spacious three bedroomed terrace home located in a sought after residential street within Newhall. Close to local amenities and major route ways.

VIEWINGS ARE HIGHLY ADVISED

This property consists of a Lounge, kitchen/diner, utility area, downstairs bathroom, three double bedrooms, rear garden and the added bonus of off street parking.

Gas central heating and double glazing.

To BOOK your viewing contact CADLEY CAULDWELL on 01283 217251.

- ☺ Three Bedroomed Terrace Family Home
- ☺ Off Street Parking
- ☺ Spacious Home
- ☺ Utility Area
- ☺ Three Double Bedrooms
- ☺ EPC Rating: TBC

Parliament Street, Newhall, DE11

Directions

Head north on Civic Way, at Sainsbury's Island take the third exit onto Darklands Road, continue to end and at junction take a left onto Union Road/B5353, continue to follow the B5353, take a left onto Robinson Road, at Island continue straight onto Parliament Street. You will see the property clearly displaying one of our for sale boards.

IMPORTANT INFORMATION

Mortgage advice is available within our office

GROUND FLOOR

Lounge

14'10" x 13'3" (4.52m x 4.04m)

Kitchen

11'5" x 10'2" (3.48m x 3.10m)

Utility Room

8'0" x 6'11" (2.44m x 2.11m)

Bathroom

9'1" x 3'11" (2.77m x 1.19m)

FIRST FLOOR

Bedroom One

15'0" x 13'5" (4.57m x 4.09m)

Bedroom Two

14'2" x 9'10" (4.32m x 3.00m)

Bedroom Three

11'11" x 8'5" (3.63m x 2.57m)



OUTSIDE

To The Rear

Shared access with the neighbouring property to Private off street parking, for two vehicles. Metal storage garage/shed. Lawn. Various shrubs and bedding plants. Gravelled seating area. Wooden storage shed. Outbuilding for storage.



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.