

Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

Darklands Road, Swadlincote, DE11

£260,000



CADLEY CAULDWELL are delighted to bring to the market this three double bedrooomed detached bungalow close to local amenities, schools and major route ways.

This property is a MUST SEE!!

Entrance hall, lounge, kitchen/diner overlooking the spacious private rear garden, three double bedrooms, bathroom and private parking.

Gas central heating and double glazed.

VIEWINGS ARE HIGHLY ADVISED.

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

🕒 Three Bedroomed Detached Bungalow

🕒 Well Presented

🕒 Off Street Parking

🕒 Modern Fitted Kitchen

🕒 Desirable Location

🕒 EPC Rating: E

Darklands Road, Swadlincote, DE11

Directions

From Sainsbury's roundabout travel onto Darklands Road, the property is located on your right hand side clearly identifiable by our For Sale board. SAT NAV USERS POSTCODE: DE11 0PQ

IMPORTANT INFORMATION

Mortgage advice available within our office

GROUND FLOOR

Entrance Hall

17'9" x 6'2" (5.41m x 1.88m)

Lounge

16'7" x 12'1" (5.05m x 3.68m)

Kitchen/Diner

8'4" x 19'2" (2.54m x 5.84m)

Bedroom One

14'4" x 11'11" (4.37m x 3.63m)

Bedroom Two

12'1" x 11'10" (3.68m x 3.61m)

Bedroom Three

10'0" x 15'3" (3.05m x 4.65m)

Bathroom

5'5" x 8'7" (1.65m x 2.62m)

OUTSIDE

To The Rear

Spacious private rear garden. Paved seating areas. Lawn. Various shrubs and bedding plants in borders. Storage/ Outbuilding. Access to the front via the wooden gate.

To The Front

Private parking for several vehicles. Shrubs in pots and borders.

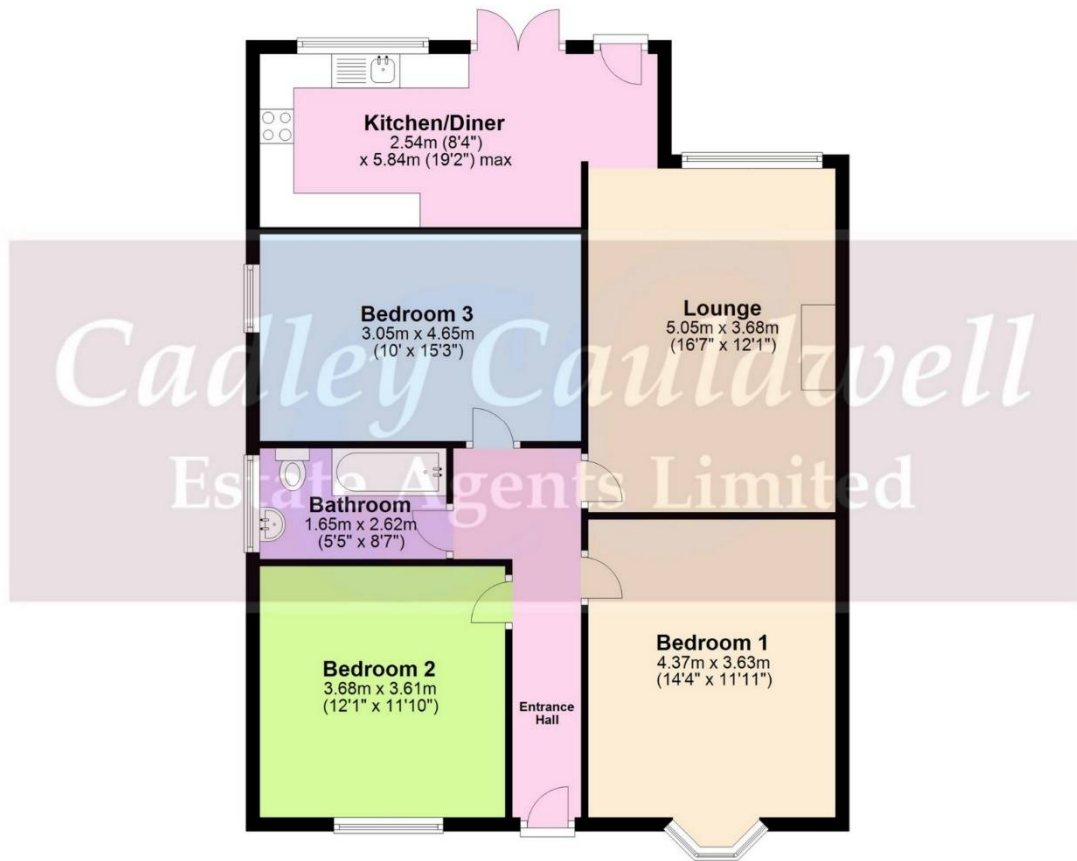


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
			81
		54	
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.