

Thorn Street, Woodville, DE11

£165,000



CADLEY CAULDWELL are excited to bring to the market, selling with NO CHAIN this attractive TWO BEDROOM END TERRACE HOME located within walking distance of Woodville amenities and close to major route ways.

The attractive traditional property comprises of lounge, dining room, fitted kitchen with breakfast area, two spacious bedrooms, family bathroom with bath and separate shower, private enclosed, south facing rear garden with patio areas and extensive lawn, a real 'Sun Trap!'. Double glazing & central heating.

VIEWINGS ARE ADVISED.

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

Council Tax Band: A/ EPC Rating: TBC/FREEHOLD

- ATTRACTIVE TWO BED END TERRACE
- IDEAL FOR FIRST TIME BUYERS

- NO CHAIN
- EXTENSIVE SOUTH FACING GARDEN

- PERIOD FEATURES
- **Council Tax Band A/EPC Rating TBC/Freehold**

Thorn Street, Woodville, DE11

Directions

Follow SATNAV Code DE11 7DN

IMPORTANT INFORMATION

Mortgage advice available from this office

GROUND FLOOR

Kitchen

17'8" x 7'1" (5.38m x 2.16m)

Lounge

13'0" x 12'0" (3.96m x 3.66m)

Fireplace

Dining Room

13'0" x 12'0" (3.96m x 3.66m)

Fireplace, understairs cupboard

FIRST FLOOR

Landing

Built in Cupboard housing boiler

Bedroom 1

15'5" x 12'0" (4.70m x 3.66m)

Fireplace

Bedroom 2

12'2" x 7'10" (3.71m x 2.39m)

Family Bathroom

9'2" x 7'0" (2.79m x 2.13m)

OUTSIDE

FRONT

Walled, path to front door, side access passage to gate

REAR

Laid to lawn, Patio



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
Approx. 0.0 sq. feet



First Floor
Approx. 0.0 sq. feet



Total area: approx. 0.0 sq. feet

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.