

Weston Street, Swadlincote, DE119AT

£159,950



CADLEY CAULDWELL are excited to bring to the market this well presented THREE BEDROOM END TERRACE traditional bay fronted home located within walking distance of Swadlincote Town Centre and close to major route ways.

This cosy, attractive home combines traditional styling with modern interiors and consists of newly fitted kitchen/diner with glazed door to rear gardens, useful utility area, attractive bay fronted lounge, downstairs shower room, three bedrooms, private enclosed, low maintenance rear garden with separate parcel of land suitable for an entertaining area or vegetable garden.

Double glazing & central heating.

VIEWINGS ARE NOT TO BE MISSED!

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

****Council Tax Band: A / EPC Rating: D****

- THREE BEDROOM END TERRACE**
- FULLY MODERNISED**
- BAY FRONTED TRADITIONAL HOME**
- DECEPTIVELY SPACIOUS**
- TWO SECTIONS OF GARDEN**
- **EPC Rating D/Council Tax Band TBC/FREEHOLD****

Weston Street, Swadlincote, DE119AT

Directions

Follow SATNAV Code: DE11 9AT

IMPORTANT INFORMATION

Mortgage Advice available in this office

GROUND FLOOR

Lounge

3.61m x 3.30m (11'10" x 10'10")

Breakfast Kitchen

3.61m x 3.58m (11'10" x 11'9")

Utility Room

2.41m x 1.35m (7'11" x 4'5")

Shower Room

5'5" x 4'5" (1.65m x 1.35m)

FIRST FLOOR

Bedroom One

3.61m x 3.30m (11'10" x 10'10")

Bedroom Two

3.53m x 2.67m (11'7" x 8'9")

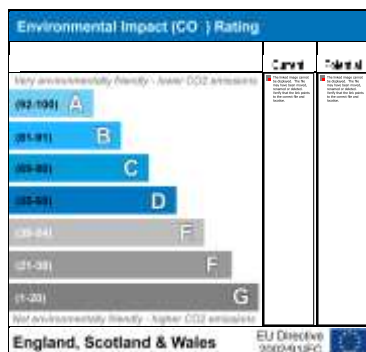
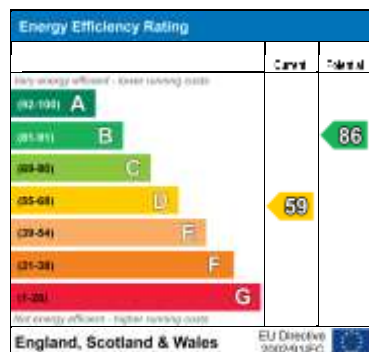
Bedroom Three

1.55m x 3.15m (5'1" x 10'4")

OUTSIDE

To The Rear

Decked area plus a separate parcel of land suitable for cultivating.





First Floor
Approx. 35.8 sq. metres (385.6 sq. feet)



Total area: approx. 76.9 sq. metres (828.1 sq. feet)

Please note - these are not to scale. For display purposes only.
Plan produced using PlanIt.jp

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.