

Rose Tree Lane, Newhall, DE11

£350,000



Cadley Cauldwell are pleased to present this three bed detached bungalow. The property does require some work through-out but has great potential. The property comprises of 3 double bedrooms, ensuite, family bathroom, kitchen/diner, spacious lounge, utility and separate WC.

The property does benefit from solar panels, central heating and double glazed windows, private parking and plenty of outdoor space. Situated in a quiet location, set back from the main road but within easy reach of schools and amenities. **VIEWINGS ARE NOT TO BE MISSED!** Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY! ****Council Tax Band: E / EPC Rating: E/Freehold****

- 3 bed DETACHED bungalow
- In need of improvements
- Quite location
- Huge potential
- NO CHAIN
- Council Tax: E/EPC: E/Freehold

Rose Tree Lane, Newhall, DE11

Directions

Postcode: DE11 0LN

IMPORTANT INFORMATION

x (x)

Mortgage advice available please contact our office for the details.

Main entrance

1.52m x 2.13m (5' x 7')

Inner hallway

2.77m x 3.96m (9'1" x 13')

Lounge

6.22m x 3.96m (20' x 13')

Kitchen area

2.77m x 3.35m (9'1" x 11')

Dining area

2.77m x 3.35m (9'1" x 11')

Bedroom 1

4.16m x 3.20m (13'8" x 10'6")

Maximum measurement to wardrobes.

Family bathroom

2.77m x 2.16m (9'1" x 7'1")

Bedroom 2

2.77m x 4.27m (9'1" x 14')

Bedroom 3

4.27m x 2.90m (14'0" x 9'6")

En-suite

0.71m x 2.98m (2'4" x 9'9")

Side entrance

1.22m x 2.74m (4' x 9')

Doors leading to kitchen, WC, utility and storage area.

OUTSIDE

To the Front

Parking for several vehicles. Sheltered patio area and lawn.

To the rear

Wrap around paved and grass areas. To the right hand side of the property the area is tarmac and can offer additional parking if required.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		



Ground Floor
Approx. 111.1 sq. metres (1196.0 sq. feet)



Total area: approx. 111.1 sq. metres (1196.0 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.