

*Alexandra Road, Winshill, DE15*







**£229,950**



Cadley Cauldwell are pleased to present this NO CHAIN 3 bedroom terrace property in a sought after location within close proximity of Burton on Trent town centre, schools and major route ways. This family home comprises of entrance hall, 2 reception rooms, kitchen/diner, 3 bedrooms, family bathroom & enclosed rear garden. The property benefits from gas central heating and double glazed windows.

Viewings are highly recommended.

Council tax: B/EPC: D/Freehold

-  3 bedroom terrace
-  NO CHAIN
-  spacious kitchen/diner
-  Enclosed rear garden
-  Sought-after location
-  Council Tax: B/EPC: D/Freehold

# Alexandra Road, Winshill, DE15

## Directions

Postcode:DE15 0JD

## IMPORTANT INFORMATION

Mortgage advice available, please contact our office for details.

## GROUND FLOOR

### Entrance hall

### Lounge

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

### Reception room

3.96m x 3.35m (13' x 11')

### Kitchen/Diner

6.71m x 2.74m (22' x 9')

## FIRST FLOOR

### Bedroom 1

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

### Bedroom 2

3.35m x 3.35m (11' x 11')

Measurements to fitted wardrobes.

### Bedroom 3

3.05m x 2.74m (10' x 9')

### Bathroom

3.05m x 1.83m (10' x 6')

### To the front

Gated forecourt area, paved.

### To the rear

Private rear garden, patio area & laid to lean with planted boards.



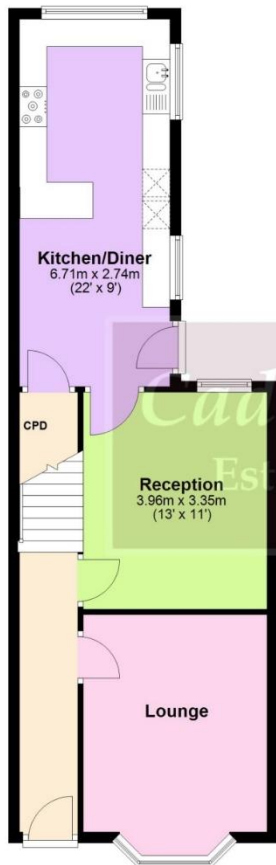
Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		73
(39-54) <b>E</b>	55	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





**Ground Floor**

Approx. 55.1 sq. metres (593.6 sq. feet)



**First Floor**

Approx. 56.1 sq. metres (603.4 sq. feet)



Total area: approx. 111.2 sq. metres (1197.0 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.