

*Lansdowne Road, Swadlincote, DE11*

**£219,950**



Cadley Cauldwell are pleased to offer to the market this semi-detached property in a popular residential location within easy access of local amenities, schools and commuting links. The property comprises three bedrooms, bathroom, open plan living/diner/kitchen, entrance hall, enclosed rear garden, driveway for off-street parking. The property benefits from gas central heating and double glazing.

VIEWINGS ARE HIGHLY RECOMMENDED. Please contact Cadley Cauldwell on 01283 217251 to arrange your appointment.

Freehold/Council tax: A/EPC: D

- 3 bed Semi Detached
- Private parking
- Enclosed rear garden
- Open plan living
- Great location
- Council tax Band: A/EPC: D/Freehold

# Lansdowne Road, Swadlincote, DE11

## Directions

POSTCODE: DE11 9DZ

## IMPORTANT INFORMATION

\*Mortgage advice available, please contact our office for more information\*

### Entrance hall

3.66m x 1.83m (12' x 6')  
Understairs storage.

### Lounge/dining area

7.01m x 3.66m (23' x 12')

### Kitchen area

2.13m x 2.72m (7' x 8'11")

## FIRST FLOOR

### Bedroom 1

3.66m x 3.35m (12' x 11')

### Bedroom 2

3.66m x 3.35m (12' x 11')

### Bedroom 3

2.13m x 2.11m (7' x 6'11")

### Bathroom

1.52m x 1.52m (5' x 5')

### To the Front

Gravel path leading to the front door, lawn and beds, parking for a couple of vehicles, access to the rear garden.

### To the Rear

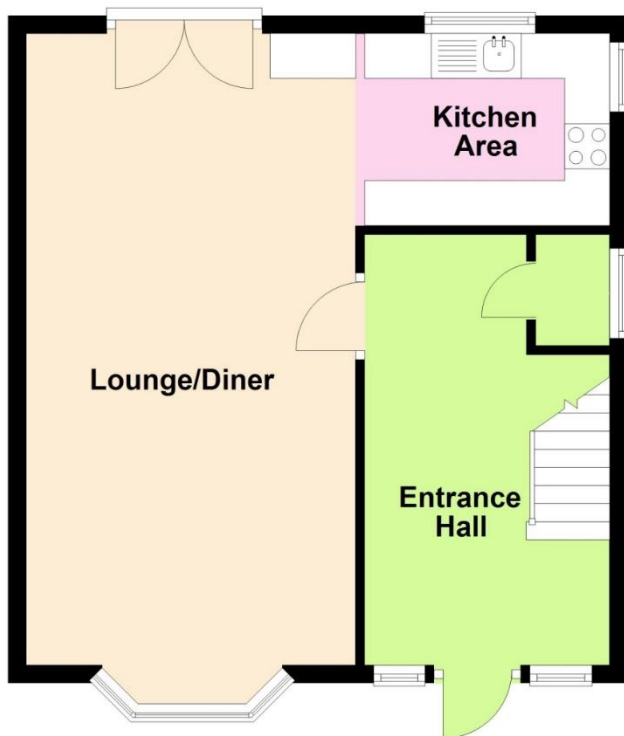
Patio area, lawn, with beds and borders, there is a path leading to the end of the garden.



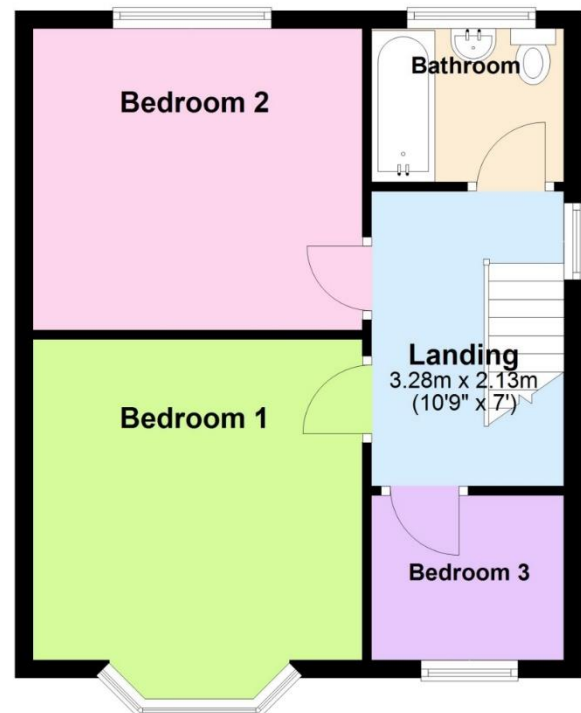
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**



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.