


*John Street, Newhall, DE11*


**£185,000**



Cadley Cauldwell are excited to present this NO CHAIN 3-bedroom end of terrace property. The property is well maintained with some original features. The property comprises lounge/diner, kitchen, downstairs 4-piece bathroom, cellar, 2 double bedrooms and 1 single bedroom, upstairs WC, parking for 1 vehicle to the side of the property and a private south facing rear garden. The property is located within walking distance to schools and local amenities. The property benefits from gas central heating and double glazing. Viewings are highly recommended. Please contact Cadley Cauldwell on 01283 217251 to arrange your viewing.

Freehold/Council Tax: A/EPC: TBC

 3 bed end terrace

 NO CHAIN

 South facing rear garden

 Well maintained

 Quiet location

 Freehold/Council Tax: A/EPC: TBC

# John Street, Newhall, DE11

## Directions

POST: DE11 0SR

## IMPORTANT INFORMATION

Mortgage advice is available, please contact our office for more information.

### Lounge/Diner

6.40m x 4.27m (21' x 14')

Max measurements.

The lounge benefits from a gas cylinder fire, there is access to cellar.

### Kitchen

2.72m x 4.27m (8'11" x 14')

### Bathroom

3.35m x 2.41m (11' x 7'11")

New bathroom was fitted in 2023. Bath with separate shower.

### Cellar

2.11m x 3.05m (6'11" x 10')

## FIRST FLOOR

### Bedroom 1

3.02m x 4.24m (9'11" x 13'11")

### Bedroom 2

2.74m x 4.55m (9' x 14'11")

### Bedroom 3

2.13m x 2.41m (7' x 7'11")

### WC

0.89m x 1.52m (2'11" x 5')

### To the side

Parking for 1 vehicle, access to rear garden.

### To the rear

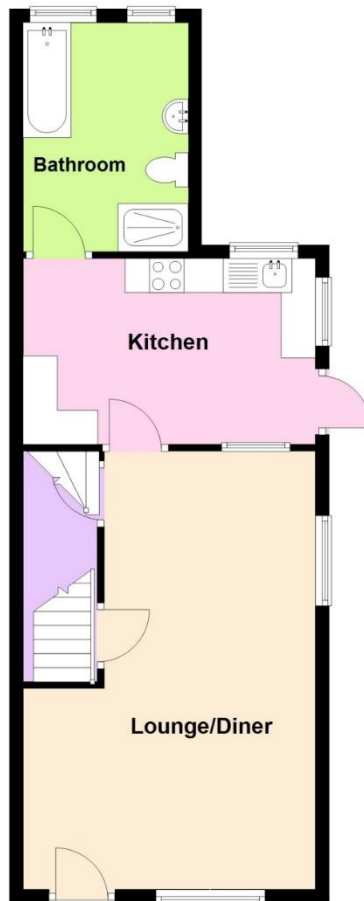
Private enclosed south facing rear garden. Covered patio area suitable for entertaining, low maintenance path leading to a lawned area at the end.



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	



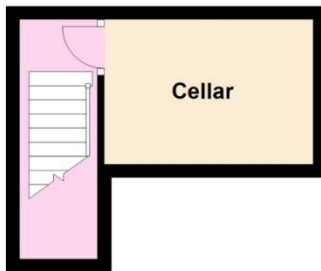
**Ground Floor**



**First Floor**



**Basement**



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.