

Yewtree Road, Newhall, DE11







£199,950



Cadley Cauldwell are pleased to market this 3-bed semi-detached property. The property comprises entrance hall, lounge, diner, kitchen, 2 double bedrooms & 1 single bedroom, shower room, enclosed rear garden and drive.

The property is located on a desirable street in Newhall with easy access to local amenities, schools and major route ways. The property benefits from gas central heating, double glazing and solar panels.

To arrange your viewing contact Cadley Cauldwell on 01283 217251
Freehold/Council Tax: B/EPC: B

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|---|--|---|
|  3 bed semi-detached |  Private parking |  Generous sized garden |
|  Desirable location |  Viewings recommended |  Freehold/Council Tax: B/EPC: B |

Yewtree Road, Newhall, DE11

Directions

Postcode DE11 0NL

IMPORTANT INFORMATION

Mortgage advice available, please ask in office for more details.

Entrance hall

10'9" x 5'11" (3.28m x 1.80m)

Lounge

10'7" x 10'11" (3.23m x 3.33m)

Dining area

8'5" x 7'11" (2.57m x 2.41m)

Kitchen

8'6" x 8'11" (2.59m x 2.72m)

FIRST FLOOR

Bedroom 1

9'7" x 10'10" (2.92m x 3.30m)

Bedroom 2

9'1" x 9'9" (2.77m x 2.97m)

Fitted wardrobes

Bedroom 3

6'0" x 7'0" (1.83m x 2.13m)

Shower room

5'8" x 6'1" (1.73m x 1.85m)

To the Front

Driveway for 1 vehicle further space located behind the double gate leading to the rear of the property. Lawn area.

To the Rear

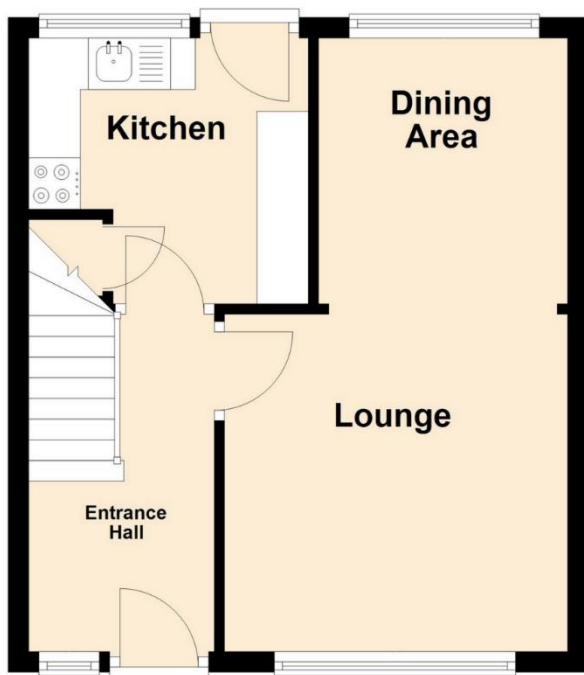
Decked area, low maintenance gravel and paved areas with mature borders. Side access to front with space for additional parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	90	93
(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



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 WHATEVER IN RELATION TO THIS PROPERTY.