

Burton Road, Castle Gresley, DE11

£130,000



CADLEY CAULDWELL are delighted to bring to the market this no chain unique two bedroomed spacious home.

Located on a desirable road and close to major route ways.

Kitchen/diner, lounge, two double bedrooms, bathroom, spacious enclosed rear garden and the added bonus of a large cellar with light, power and water supply.

VIEWINGS ARE HIGHLY ADVISED

Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing.

- Spacious Two Bedroomed Terrace
- Kitchen/Diner
- Spacious Rear Garden
- Large Cellar
- Close to major route ways
- EPC Rating: D

Burton Road, Castle Gresley, DE11

Directions

From Sainsbury's island head north on Civic Way, take the second exit onto William Nadin Way/A514, at island take the first exit onto A514, at island take the third exit onto Cadley Hill Road/A514, at island take the first exit onto Burton Road/A444, the property is located on the left-hand side and is clearly identifiable by our for sale sign. SAT NAV users DE11 9HD.

IMPORTANT INFORMATION

Mortgage advice available within our office.

Lounge

15'5" x 11'10" (4.70m x 3.61m)

Enter via the UPVC front door. Window to the front. Spacious room. Vinyl flooring. Radiator. Wall mounted feature flame effect gas fire. Opening leading to the inner hall.

Inner Hall 2

2'8" x 2'11" (0.81m x 0.89m)

Vinyl flooring. Storage area under stairs. Opening leading to the kitchen/diner.

Kitchen/Diner

13'5" x 11'7" (4.09m x 3.53m)

White wall and base units. Oak effect laminate worktop. Tiled splashbacks. Sink with mixer tap. Integral electric fan oven and electric hobs. Space for freestanding fridge/freezer. Window to the rear. Vinyl flooring. Radiator. Ample dining space. Door to the side entrance hall.

Side Entrance Hall

3'0" x 2'11" (0.91m x 0.89m)

Vinyl flooring. Door leading to the side entry. Stairs to the first floor.

Stairs & Landing

4'9" x 12'4" (1.45m x 3.76m)

Spacious landing. Carpet flooring. Radiator. Storage cupboards. Doors leading to the bedrooms and bathroom.

Bedroom One

15'1" x 10'8" (4.60m x 3.25m)

Double Bedroom. Vinyl flooring. Radiator. Two windows to the front. Airing cupboard housing the boiler. (Boiler was fitted in 2016). This was two bedrooms, currently made into one large bedroom.

Bedroom Two

13'5" x 9'7" (4.09m x 2.92m)

Double bedroom. Vinyl flooring. Radiator. Window to the rear.

Bathroom

12'7" x 5'1" (3.84m x 1.55m)

White WC, hand basin and bath. Mixer shower over the bath. Heated towel rail. Tiled splashbacks. Vinyl flooring. Opaque window to the rear.

OUTSIDE

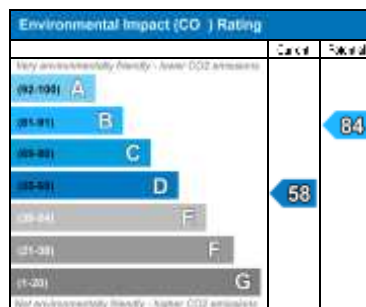
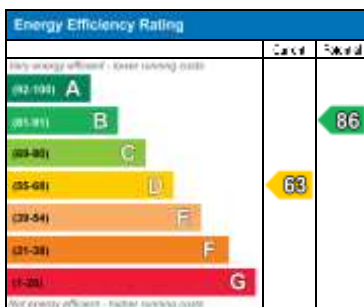
To The Rear

Side entry leading to the rear garden. Enclosed large rear garden. Paved seating area. Access to the cellar. Vegetable patch. Outbuildings used as storage. Access to the front via the side gate.

Cellar

27'9" x 10'9" (8.46m x 3.28m)

Large space. Light, power and water supply. Plumbing for a washer. Dog Kennels to the rear of the cellar.

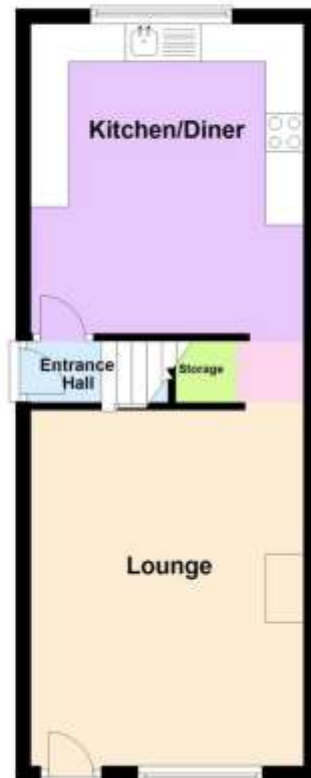




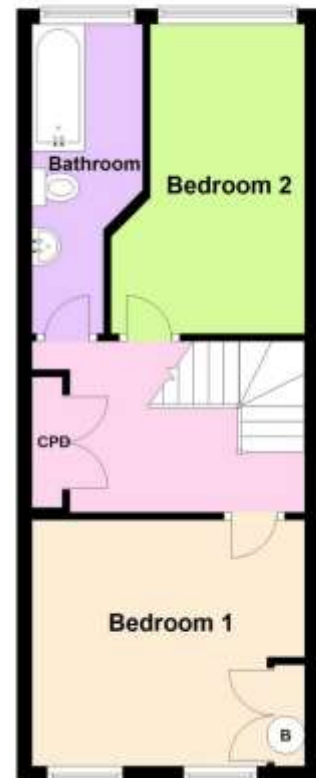
Cellar



Ground Floor



First Floor



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.