

Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

Rosecroft Gardens, Swadlincote, DE11

£135,000



CADLEY CAULDWELL are delighted to bring to the market this NO CHAIN, well maintained two bedroomed terraced home, located on a very sought after residential estate close to the thriving town of Swadlincote.

This property consists of a fitted kitchen, spacious lounge/diner with patio doors out to the private enclosed rear garden, two bedrooms, family bathroom, private parking to the front and garage.

VIEWINGS ARE HIGHLY RECOMMENDED.

Contact CADLEY CAULDWELL today to arrange your viewing on 01283 217251.

- CC NO CHAIN
- CC Gas Central Heating & Double Glazing
- CC Two Bedroomed Terrace Home
- CC Popular Residential Estate
- CC Private Parking & Garage
- CC EPC Rating: C

Rosecroft Gardens, Swadlincote, DE11

Directions

From Sainsbury's island take the fourth exit onto Civic Way then your first left onto West Street following onto Alexandra Road, take the fourth left onto Hastings Road and follow that to the end, take a right onto Coppice side then your first left onto Rosecroft Gardens. The property will be clearly marked with our for sale board. SAT NAV USERS POSTCODE: DE11 9AF

IMPORTANT INFORMATION

Mortgage Advice Available Within Our Office

GROUND FLOOR

Kitchen

7'10" x 9'10" (2.39m x 3.00m)

Lounge/Diner

13'3" x 15'4" (4.04m x 4.67m)

FIRST FLOOR

Bedroom One

9'7" x 10'3" (2.92m x 3.12m)

Bedroom Two

6'8" x 8'11" (2.03m x 2.72m)

Bathroom

5'11" x 5'3" (1.80m x 1.60m)



OUTSIDE

To The Rear

Private enclosed rear garden. Paved seating area. Lawn. Various shrubs and bedding plants. Access to the garage.



To The Front

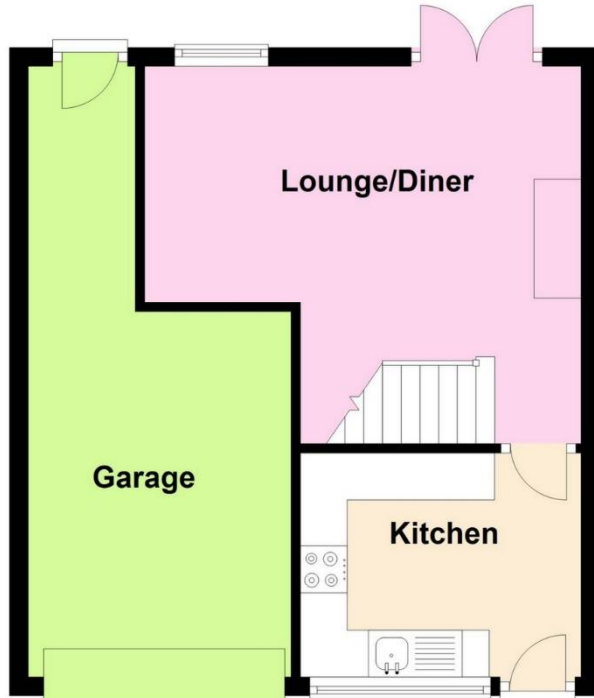
Private parking for two vehicles. Access to the garage via the up and over door. Lawn.



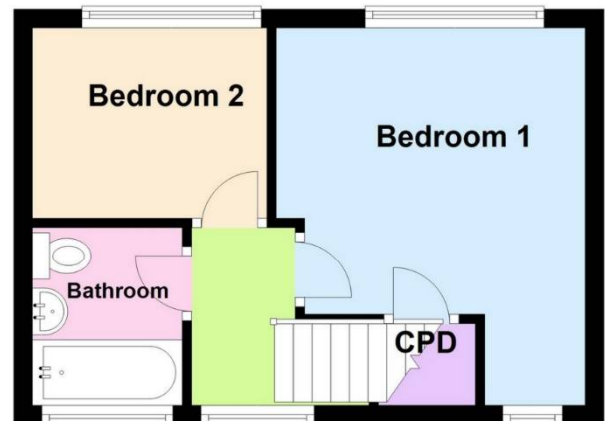
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			89
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			90
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.