

*Upper Dunstead Road, Aldercar, NG16*

**£209,500**



CADLEY CAULDWELL are pleased to offer to the market this link-detached family home in a POPULAR RESIDENTIAL AREA, with NO CHAIN and having been occupied by the same owner since being built, the property OFFERS GREAT POTENTIAL for improvement / modernisation.

Comprising three bedrooms, bathroom, lounge / diner, kitchen, 22' garage, enclosed rear garden; and with the benefit of double glazing and gas central heating, EARLY VIEWING is HIGHLY RECOMMENDED to appreciate all that is on offer.

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

- Three Bedrooms
- Great Potential
- NO CHAIN
- Lounge / Diner
- VIEWING RECOMMENDED
- EPC Rating: D / Council Tax Band: C

# Upper Dunstead Road, Aldercar, NG16

## Directions

From the ASDA roundabout in Langley Mill take the A608 towards Heanor, passing under the railway bridge follow the road along and at the traffic lights (fourth turning on the right) turn into Lower Dunstead Road, travel up the hill becoming Upper Dunstead Road and the property will be found located on the left-hand side clearly identifiable by our for sale board. SAT NAV Users; Postcode NG16 4GQ.

## IMPORTANT NOTE

Mortgage Advice available.

## Entrance Hall

14'0" x 6'5" (4.27m x 1.96m)

## Lounge Area

15'4" x 11'5" (4.67m x 3.48m)

## Dining Area

8'5" x 9'5" (2.57m x 2.87m)

## Kitchen

8'5" x 8'5" (2.57m x 2.57m)

## Pantry

3'7" x 2'5" (1.09m x 0.74m)

## Stairs & Landing

9'1" x 6'5" (2.77m x 1.96m)

## Bedroom 1

12'0" x 11'6" (3.66m x 3.51m)

## Bedroom 2

11'6" x 11'6" (3.51m x 3.51m)

## Bedroom 3

6'11" x 6'5" (2.11m x 1.96m)

## Bathroom

7'4" x 6'4" (2.24m x 1.93m)

## To the Front

Brick built boundary wall, driveway leading to garage, garden area with mature shrubs and miscellaneous planting, gated side access to rear of property.

## Garage

22'0" x 8'4" (6.71m x 2.54m)

## To the Rear

Enclosed rear garden, paved patio/seating area, low retaining wall with two steps to raised garden area comprising lawn bordered with mature shrubs / trees and miscellaneous planting, greenhouse, gated side access to front of property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





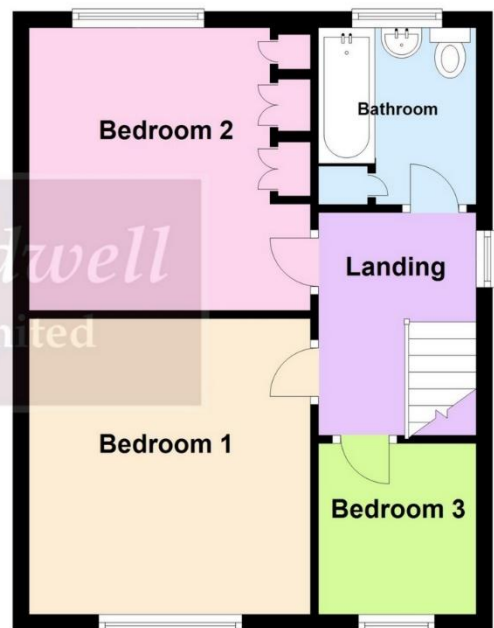
### Ground Floor

Approx. 58.6 sq. metres (631.1 sq. feet)



### First Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



Total area: approx. 98.8 sq. metres (1063.9 sq. feet)

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 WHATEVER IN RELATION TO THIS PROPERTY.