

Crich Way, Newhall, DE11

£189,950



Cadley Cauldwell are please to market this No Chain 3 bed semi-detached property in a desirable cul-de-sac location. The property comprises entrance porch, lounge/diner, kitchen, conservatory, 2 double bedrooms, 1 single bedroom and upstairs shower room, parking, enclosed rear garden and benefits gas central heating and double glazing. Within easy access to local schools, amenities and major route ways.

Viewings are highly recommended and via appointment only. Please contact Cadley Cauldwell on 01283 217251. Freehold/EPC: TBC/Council tax: B

- NO CHAIN
- 3 bed semi detached
- Private parking
- Quiet cul-de-sac location
- Viewings highly recommended
- Freehold/EPC: TBC/Council tax: B

Crich Way, Newhall, DE11

Directions
DE11 0UU

IMPORTANT INFORMATION

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

Entrance porch

0.91m x 1.22m (3' x 4')

Lounge area

3.35m x 4.57m (11' x 15')

Dining area

3.35m x 2.16m (11' x 7'1")

Kitchen

3.07m x 1.85m (10'1" x 6'1")

Conservatory

2.44m x 4.27m (8' x 14')

FIRST FLOOR

Bedroom 1

3.40m x 2.59m (11'2" x 8'6")

Bedroom 2

3.43m x 2.59m (11'3" x 8'6")

Bedroom 3

2.54m x 1.93m (8'4" x 6'4")

Bathroom

2.49m x 1.90m (8'2" x 6'3")

To the Front

Front garden with mature plants. Drive providing parking for 1 vehicle with side access to the rear garden.

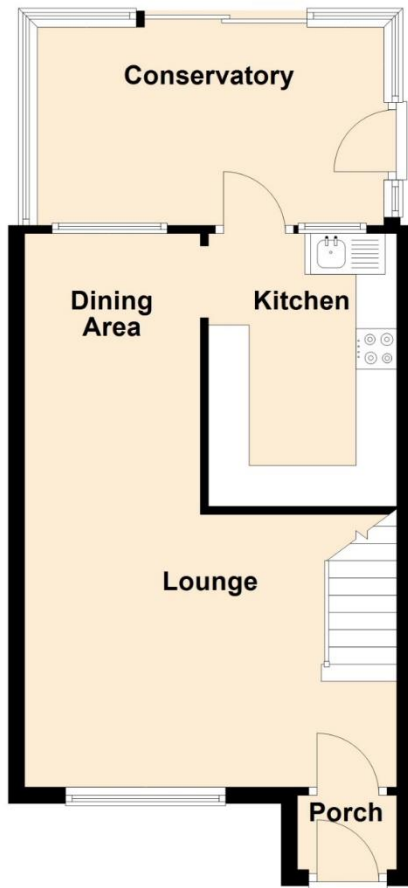
To the Rear

Enclosed rear garden, not overlooked. Paved garden with borders and mature plants. Access to the front via side gate.

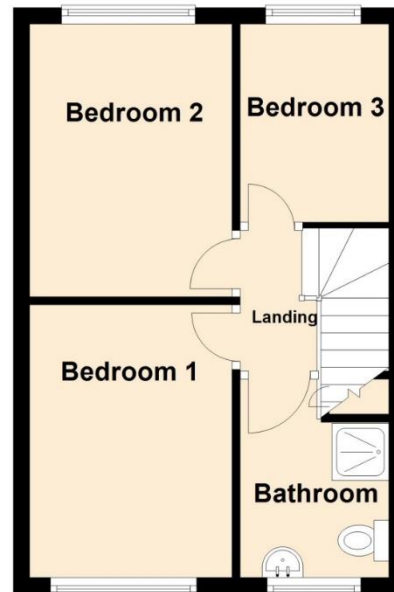




Ground Floor



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 WHATSOEVER IN RELATION TO THIS PROPERTY.