

Nelson Street, Swadlincote, DE11

£175,000




CADLEY CAULDWELL are pleased to offer to the market this DELIGHTFUL TERRACED PROPERTY in a POPULAR RESIDENTIAL LOCATION. Offering GREAT POTENTIAL for further improvement and with NO CHAIN, the property comprises three bedrooms (en-suite shower room to main bedroom), family bathroom, kitchen / diner, lounge, enclosed rear garden, driveway providing off-street parking; and with the benefit of double glazing and gas central heating, EARLY VIEWING IS HIGHLY RECOMMENDED.

To arrange your viewing contact CADLEY CAULDWELL on 01283-217251.


 Three Bedrooms

 NO CHAIN

 PRIVATE PARKING

 En-suite to Main Bedroom

 VIEWING HIGHLY RECOMMENDED

 EPC Rating: TBA / Council Tax Band: B

Nelson Street, Swadlincote, DE11

Directions

SAT NAV Users Postcode: DE11 0PU

IMPORTANT INFORMATION

Mortgage advice available in this office

GROUND FLOOR

Entrance Porch

2'9" x 3'5" (0.84m x 1.04m)

Lounge

12'8" x 12'8" (3.86m x 3.86m)

Under stairs cupboard

Pantry

3'11" x 6'0" (1.19m x 1.83m)

Measurements shown are a maximum.

Kitchen

12'4" x 9'11" (3.76m x 3.02m)

Rear Lobby

3'1" x 3'7" (0.94m x 1.09m)

Family Bathroom

5'10" x 5'8" (1.78m x 1.73m)

FIRST FLOOR

Stairs & Landing

7'9" x 2'7" (2.36m x 0.79m)

Bedroom 1

11'8" x 9'10" (3.56m x 3.00m)

Ensuite Shower Room

3'11" x 9'9" (1.19m x 2.97m)

Bedroom 2

7'9" x 13'7" (2.36m x 4.14m)

Built in cupboard

Bedroom 3

7'10" x 11'7" (2.39m x 3.53m)



OUTSIDE

To the Front

Good sized forecourt area with picket fence and decorative metal gates, concrete driveway providing off-street parking, lawned area with miscellaneous shrubs and planting, brick-built feature wall with decorative blocks, side entry giving access to rear of property.



To the Rear

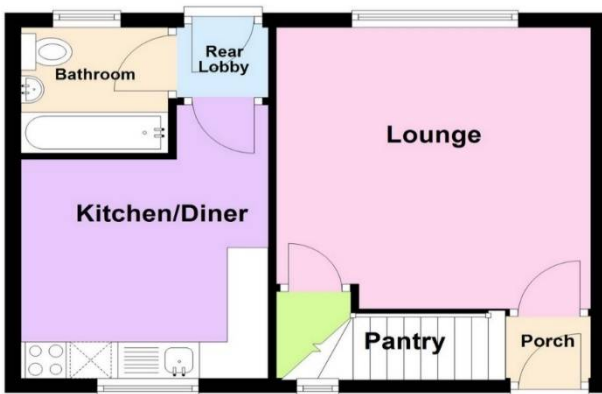
Enclosed rear garden, paved and concrete patio / seating areas, wooden pergola, brick-built feature walling with decorative blocks, areas laid to artificial grass, wooden decking area, garden area (veg plot), wooden storage shed, gated access to side entry.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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



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.