

West Street, Swadlincote, DE11

£165,000



Cadley Cauldwell are excited to bring to the market this lovely 3 bed mid-terrace home. Located within walking distance on Swadlincote town centre with local amenities, schools and parks all in easy access. The home comprises entrance hall, lounge, dining room, kitchen, downstairs WC, 2 double bedrooms & 1 single bedroom, upstairs bathroom, lean-to and enclosed rear garden. Viewings are a must, please contact Cadley Cauldwell on 01283 217251 to arrange your appointment.

Freehold/Council tax: A/EPC: D

CC 3 bed Mid-Terrace

CC Enclosed rear garden

CC Spacious living space

CC Great location

CC Viewings are a must

CC Freehold/Council tax: A/EPC: D

West Street, Swadlincote, DE11

Directions
DE11 9DN

IMPORTANT INFORMATION
Mortgage advice is available, please ask in our office.

Entrance hall

Lounge
3.35m x 3.94m (11' x 12'11")

Dining room
3.71m x 3.94m (12'2" x 12'11")

Kitchen
4.62m x 2.36m (15'2" x 7'9")

WC
1.40m x 0.79m (4'7" x 2'7")

Lean-to
2.41m x 2.26m (7'11" x 7'5")

FIRST FLOOR

Bedroom 1
3.35m x 5.00m (11' x 16'5")

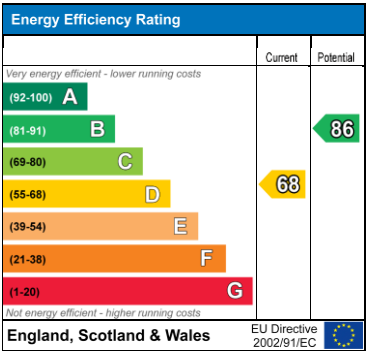
Bedroom 2
3.71m x 3.25m (12'2" x 10'8")

Bedroom 3
2.11m x 2.18m (6'11" x 7'2")

Bathroom
2.36m x 1.50m (7'9" x 4'11")

TO THE REAR
Enclosed rear garden with patio and laid to lawn. Large storage shed at the end of the garden.

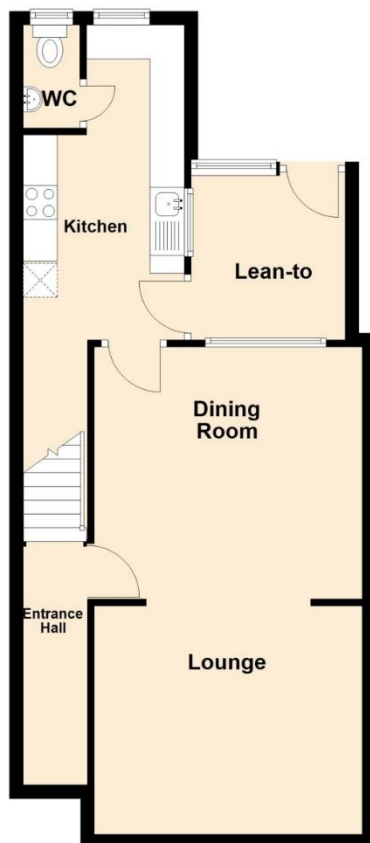
Shed/storage
2.67m x 3.94m (8'9" x 12'11")





First Floor

Ground 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 WHATEVER IN RELATION TO THIS PROPERTY.