

*Hillside Gardens, Church Gresley, DE11*

**£270,000**



CADLEY CAULDWELL are pleased to offer to the market this IMMACULATEDLY MAINTAINED & PRESENTED detached bungalow in a cul-de-sac location within easy access of local amenities and main routes. With NO CHAIN, the property comprises two bedrooms, family shower room, 18' Lounge, Conservatory, Kitchen, garage & off-street parking, enclosed rear garden; and with the benefit of double glazing and gas central heating.

EARLY VIEWING of this lovely property is HIGHLY RECOMMENDED.

- |   |  |  |
|---|--|--|
|  NO CHAIN                    |  18' Lounge                 |  Conservatory                                |
|  Garage & Off-street Parking |  VIEWING HIGHLY RECOMMENDED |  Freehold/EPC Rating: C /Council Tax Band: C |

# Hillside Gardens, Church Gresley, DE11

## Directions

SAT NAV Users: Postcode DE11 9QA

## IMPORTANT NOTE

Mortgage Advice available.

## Entrance Hall

"L" shaped hallway (8'5" x 3'8" & 3'2" x 10'11")

## Kitchen

9'5" x 11'0" (2.87m x 3.35m)

## Lounge

18'3" x 11'10" (5.56m x 3.61m)

## Conservatory

9'6" x 13'1" (2.90m x 3.99m)

## Bedroom 1

12'11" x 11'10" (3.94m x 3.61m)

## Bedroom 2

10'0" x 10'11" (3.05m x 3.33m)

## Shower Room

7'2" x 7'4" (2.18m x 2.24m)

## To the Front

Forecourt area with miscellaneous shrubs and planting, resin driveway with decorative metal gates leading to single brick-built garage, steps x2 with decorate metal handrails to side door, gated access to rear.

## Garage

17'0" x 8'11" (5.18m x 2.72m)

## To the Rear

Enclosed rear garden, laid to block & decorative paving, beds with decorative gravel and feature shrubs, gated access to front, door to garage, wooden storage shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C	69	
(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	





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.