

Chiltern Road, Swadlincote, DE11

£229,950



CADLEY CAULDWELL are thrilled to bring to the market this NO CHAIN, Well presented THREE BEDROOM SEMI-DETACHED home, located within a popular estate in Swadlincote. Close to schools, bus routes & amenities.

This family home has much to offer with its spacious living/dining room, porch, modern kitchen, two double bedrooms, one single bedroom, newly decorated family bathroom, shared driveway with parking area, gated side access, low maintenance enclosed rear garden with shed. Double glazing & central heating.

VIEWINGS ARE HIGHLY ADVISED!

Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY!

****Council Tax Band: C / EPC Rating: TBC/ Freehold****

- | | | |
|--|--|---|
|  THREE BEDROOM
SEMI-DETACHED |  NO CHAIN |  WELL PRESENTED FAMILY HOME |
|  EXTENSIVE PARKING |  LOW MAINTENANCE
REAR GARDEN |  **Council Tax Band C/EPC Rating
TBC/Freehold** |

Chiltern Road, Swadlincote, DE11

Directions

Follow SATNAV Code for DE!! 9SW

IMPORTANT INFORMATION

Mortgage advice available in this office

GROUND FLOOR

Porch

6'0" x 3'9" (1.83m x 1.14m)

Lounge

16'10" x 11'10" (5.13m x 3.61m)

Fireplace, under stairs cupboard

Dining Room

9'7" x 9'0" (2.92m x 2.74m)

Patio doors to rear garden

Kitchen

9'3" x 7'3" (2.82m x 2.21m)

FIRST FLOOR

Bedroom 1

11'11" x 8'11" (3.63m x 2.72m)

Built in cupboard

Bedroom 2

10'1" x 9'5" (3.07m x 2.87m)

Bedroom 3

8'6" x 7'7" (2.59m x 2.31m)

Family Bathroom

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

OUTSIDE

FRONT

Laid to lawn, extensive parking on driveway, side access gate

REAR

Patio, artificial lawn, shed, deck

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

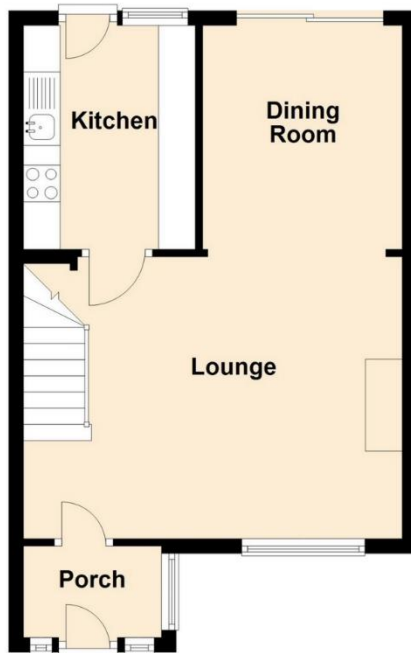
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC





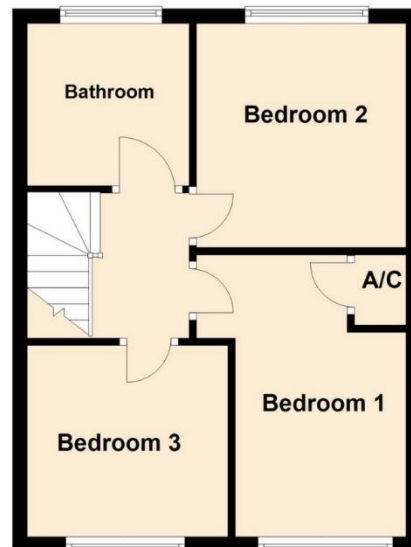
Ground Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



Total area: approx. 74.0 sq. metres (797.0 sq. feet)

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.