

Valley Rise, Swadlincote, DE11

£199,950



CADLEY CAULDWELL are super excited to bring to the market this Recently renovated by current owners; Two bedroom semi-detached bungalow. Located on a very quiet residential estate close to the local town of Swadlincote, amenities, schools and major route ways. This delightful home consist of an open plan entrance hall and kitchen, lounge area, two double bedrooms, fully fitted bathroom, private enclosed rear garden, detached garage and off street parking. **THIS MUST BE SEEN! / READY TO MOVE STRAIGHT INTO** Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY! *

*Council Tax Band: A / EPC Rating: C**

- Two Bedroom Semi-Detached Bungalow
- Great Location
- Recently Renovated Throughout
- MUST BE SEEN
- PRIVATE PARKING & GARAGE
- **Council Tax Band: A / EPC Rating: C**

Valley Rise, Swadlincote, DE11

Directions

SAT NAV USERS POSTCODE: DE11 0QD

IMPORTANT INFORMATION

Mortgage advice is available within our office

GROUND FLOOR

Entrance Hall

Kitchen Area

2.69m x 2.21m (8'10" x 7'3")

Lounge/Diner

4.78m x 3.07m (15'8" x 10'1")

Bathroom

2.03m x 1.80m (6'8" x 5'11")

Bedroom One

3.61m x 2.92m (11'10" x 9'7")

Bedroom Two

2.97m x 2.82m (9'9" x 9'3")

OUTSIDE

To The Rear

Private enclosed rear garden. Lawn. Decked seating area. Access to the garage via the side door or up and over door. Extra off street parking if required to the side.

To The Front

Private parking for two vehicles. Artificial grass with flower bed border. Double wooden gates leading to the rear garden/garage and access to property.

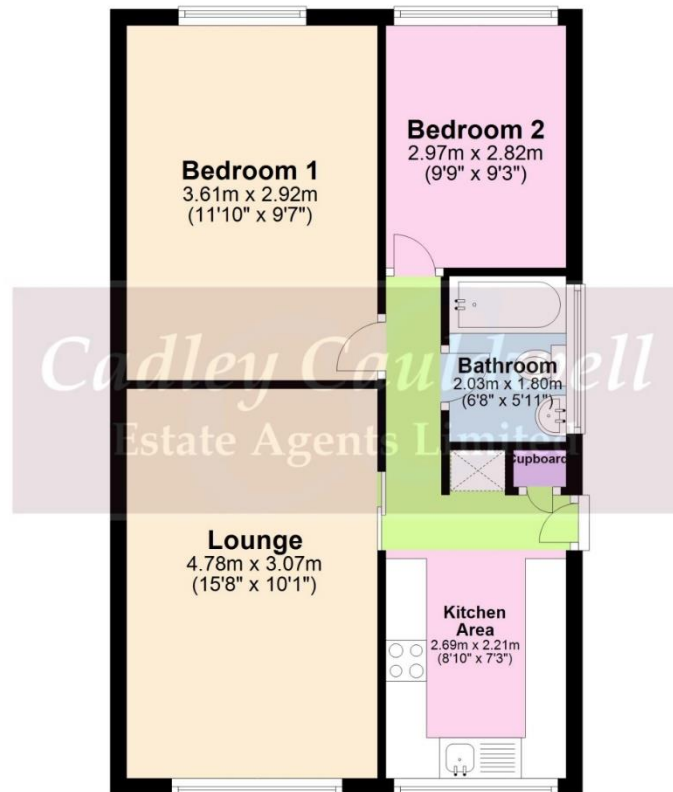


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	90
(69-80) C	72
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



Ground Floor

Approx. 49.4 sq. metres (531.5 sq. feet)



Total area: approx. 49.4 sq. metres (531.5 sq. feet)

Please note - these are not to scale. For display purposes only
Plan produced using PlanUp.

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.