

Glebe Street, Swadlincote, DE11

£225,000



CADLEY CAULDWELL are pleased to offer to the market this versatile THREE BEDROOM SEMI-DETACHED FAMILY HOME (PLUS ADDITIONAL ATTIC ROOM) located on a pleasant street within Swadlincote; close to amenities, parks and major route ways. MUST BE VIEWED TO BE APPRECIATED!

The property has two spacious reception rooms, fitted kitchen, three roomy bedrooms plus attic room, bathroom, mature enclosed rear garden ideal for entertaining, single integral garage.

Gas central heating and double glazing.

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

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

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|--|--|---|
|  Three Bedrooms |  Two Reception Rooms |  Bonus attic room |
|  Enclosed Private Rear Garden |  Private parking/Garage |  Council Tax Band A / EPC Rating: D/Freehold |

Glebe Street, Swadlincote, DE11

Directions

From Sainsbury's roundabout, proceed on Civic Way by the Leisure Centre onto Hearthcote Road, take the 3rd turning on your left into Wilmot Road then take the first right onto Glebe Street. You will find the property located on the right-hand side. SAT NAV USERS POSTCODE: DE11 9BW.

IMPORTANT NOTE

Mortgage Advice available.

Reception Room 1 / Lounge

10'11" x 12'5" (3.33m x 3.78m)

Reception Room 2 / Dining Room

11'7" x 12'6" (3.53m x 3.81m)

Doorway to under-stairs cupboard leading down to small cellar area (4'7" x 6'4").

Kitchen

17'0" x 7'0" (5.18m x 2.13m)

Measurements shown are a maximum.

Stairs & Landing 1

Bedroom 1

16'11" x 8'7" (5.16m x 2.62m)

Bedroom 2

11'0" x 12'5" (3.35m x 3.78m)

Bedroom 3

8'8" x 9'2" (2.64m x 2.79m)

Bathroom

8'5" x 6'10" (2.57m x 2.08m)

Stairs 2

Attic Storage Area

14'7" x 11'7" (4.45m x 3.53m)

To the Front

Forecourt area with brick-built boundary wall topped with decorative metal railings. Driveway to integral garage, pathway to side with gated access to rear garden area.

Garage

17'1" x 8'8" (5.21m x 2.64m)

Integral garage with up-and-over door, power and light, door to rear garden area.

To the Rear

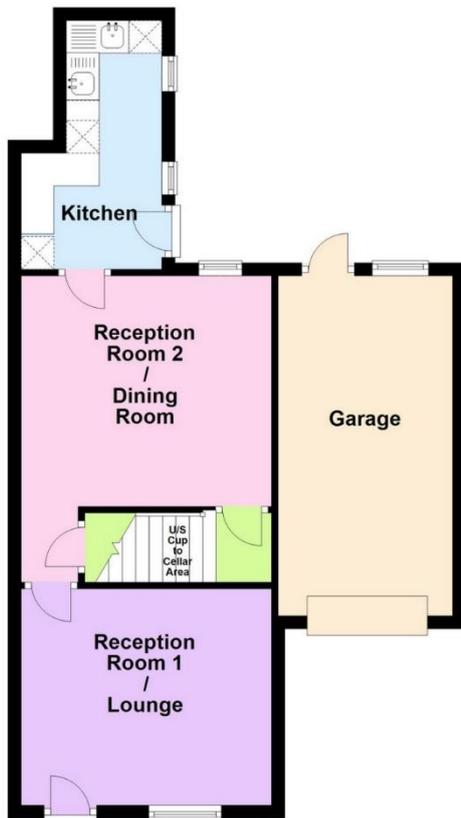
Enclosed rear garden, paved patio / seating area with covered pergola, steps down to lower area, laid mainly to lawn with sleeper edgings, decorative gravel pathways, feature fishpond, miscellaneous shrubs and planting.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



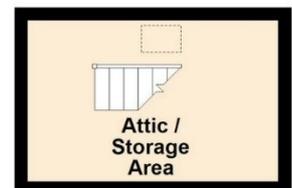
Ground Floor



First Floor



Second Floor



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.