

Birch Avenue, Newhall, DE11

£249,950




CADLEY CAULDWELL are pleased to offer to the market this delightful detached bungalow in a POPULAR RESIDENTIAL LOCATION within easy access of local amenities and main routes. Being well maintained and presented and with NO CHAIN, the property comprises three bedrooms, lounge, dining room (2 reception rooms), kitchen, garden room, shower room, garage, enclosed rear garden; and with the benefit of double glazing and gas central heating, EARLY VIEWING IS HIGHLY RECOMMENDED.

To arrange your viewing contact CADLEY CAULDWELL on 01283-217251.


 DETACHED
BUNGALOW

 Three Bedrooms

 NO CHAIN

 Popular Residential
Area

 VIEWING HIGHLY
RECOMMENDED

 EPC Rating: TBA / Council Tax
Band: D

Birch Avenue, Newhall, DE11

Directions

SAT NAV Users Postcode: DE11 0NG.

IMPORTANT NOTE

Mortgage Advice available.

Porch

4'6" x 3'10" (1.37m x 1.17m)

Hallway

14'11" x 4'6" (4.55m x 1.37m)

Living Room (Reception Room 1)

11'5" x 0'0" (3.48m x 0.00m)

Dining Room (Reception Room 2)

10'5" x 12'11" (3.18m x 3.94m)

Kitchen

8'9" x 12'4" (2.67m x 3.76m)

Garden Room

9'0" x 14'4" (2.74m x 4.37m)

Bedroom 1

12'6" x 9'0" (3.81m x 2.74m)

Measurements exclude wardrobe depth.

Bedroom 2

10'0" x 7'11" (3.05m x 2.41m)

Bedroom 3

6'5" x 10'11" (1.96m x 3.33m)

Shower Room

6'10" x 7'5" (2.08m x 2.26m)



To the Front

Forecourt area with low brick-built boundary wall, lawned area bordered with miscellaneous shrubs and planting, "Bestcrete" driveway leading alongside of property to garage.



Garage

22'11" x 9'9" (6.99m x 2.97m)

To the Rear

Enclosed rear garden, "Bestcrete" patio / seating area, block-built retaining wall, four steps up to further patio area, garden & lawned areas, greenhouse, storage shed.



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. 115.9 sq. metres (1247.8 sq. feet)



Total area: approx. 115.9 sq. metres (1247.8 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.