







*Parliament Street, Newhall, DE11*

**£143,000**



CADLEY CAULDWELL are pleased to bring to the market this NO CHAIN well maintained, modern TWO BEDROOM SEMI-DETACHED PROPERTY in the Newhall area of Swadlincote. Ideal for first time buyers and investors. This property has two reception rooms, fitted kitchen, modern downstairs bathroom, two double bedrooms, private enclosed rear garden with decked area, hot tub and private parking to the rear. Gas central heating & double glazing. VIEWINGS ARE HIGHLY RECOMMENDED! CALL CADLEY CAULDWELL TODAY ON 01283 217251!

-  TWO BEDROOM SEMI-DETACHED
-  NO CHAIN
-  PRIVATE PARKING TO REAR
-  PRIVATE GARDEN WITH HOT TUB AREA
-  IDEAL FOR FTB's/INVESTORS
-  \*\*Council Tax Band A/EPC Rating E/Freehold\*\*

# Parliament Street, Newhall, DE11

## Directions

Follow SATNAV Code for DE11 0SQ

## IMPORTANT INFORMATION

Mortgage advice available, please contact our office for more information.

## Lounge

3.12m x 3.96m (10'3" x 13')

## Dining Room

3.25m x 3.05m (10'8" x 10')

## Kitchen

2.74m x 2.34m (9' x 7'8")

## Bathroom

2.13m x 1.85m (7' x 6'1")

## FIRST FLOOR

### Bedroom 1

3.15m x 4.01m (10'4" x 13'2")

### Bedroom 2

3.25m x 3.02m (10'8" x 9'11")

## OUTSIDE

### To the rear

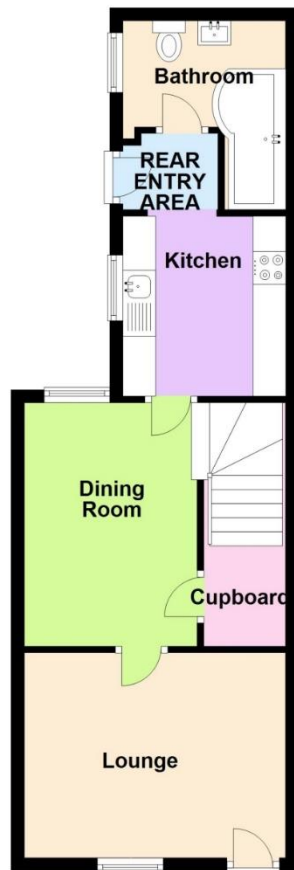
Private enclosed garden, decked seating area, outbuildings, lawn. Side access to the front of the property. Access to parking area.



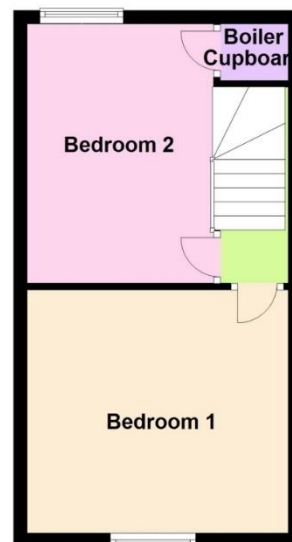
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		



**Ground Floor**



**First 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.