

*Calgary Crescent, Winshill, DE15*

**£154,950**



CADLEY CAULDWELL are pleased to bring to the market this NO CHAIN, THREE BEDROOMED, TERRACED property. An ex-local authority property, situated within easy access of local amenities within popular Winshill. In need of a programme of modernisation this property is particular suitable for CASH INVESTORS. The property comprises three bedrooms, shower room, fitted kitchen, open plan lounge/diner with fireplace, front garden, enclosed, terraced, rear garden and with the benefit of double glazing and gas central heating. (Please note this property is of non-standard construction and some lenders may not consider it mortgageable).

**\*\*Council Tax Band A/EPC Rating D/Freehold\*\***

**EARLY VIEWING IS ADVISED.**

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

**THREE BEDROOM  
TERRACE**  
**QUIET CUL-DE-SAC**

**NO CHAIN**  
**EX LOCAL  
AUTHORITY**

**IDEAL FOR INVESTORS**  
**\*\*Council Tax Band A/EPC Rating  
TBC/Freehold\*\***

# Calgary Crescent, Winshill, DE15

## Directions

Follow SATNAV Code for DE15 0PE

## IMPORTANT INFORMATION

Mortgage advice available in this office

## GROUND FLOOR

### Hallway

11'1" x 6'7" (3.38m x 2.01m)  
Under stairs cupboard

### Kitchen

11'8" x 8'5" (3.56m x 2.57m)

### Lounge/Diner

23'5" x 11'10" (7.14m x 3.61m)

## FIRST FLOOR

### Shower Room

9'1" x 6'6" (2.77m x 1.98m)

### Bedroom 1

13'10" x 11'9" (4.22m x 3.58m)  
Built in Cupboard

### Bedroom 2

13'10" x 10'7" (4.22m x 3.23m)  
Built in Cupboard

### Bedroom 3

9'1" x 7'8" (2.77m x 2.34m)  
Built in Cupboard

## OUTSIDE

### Front

Paved, mature shrubs, path

### Rear

Terraced, shared entryway, garden WC, shed, Mature shrubs.

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

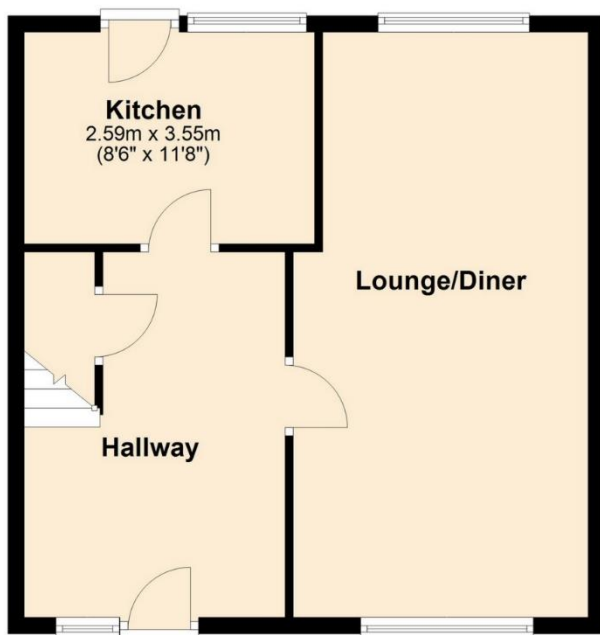






### Ground Floor

Approx. 49.3 sq. metres (530.4 sq. feet)



### First Floor

Approx. 50.2 sq. metres (540.5 sq. feet)



Total area: approx. 99.5 sq. metres (1070.9 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.