



**Hill Street, Swadlincote, DE11 8HL**

**£150,000**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

CADLEY CAULDWELL are pleased to offer to the market this terraced property located within easy access of local amenities. With NO CHAIN and comprising two bedrooms, downstairs bathroom, kitchen, enclosed rear garden and with the benefit of double glazing and gas central heating, VIEWING is HIGHLY RECOMMENDED.

Freehold/Council Tax A/ EPC Rating D

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

**Living Room** - 3.96m x 3.38m (13'0" x 11'1")

**Kitchen** - 3.3m x 2.9m (10'10" x 9'6")

**Rear Lobby/Utility** - 1.93m x 1.68m (6'4" x 5'6")

**Bathroom** - 2.01m x 1.91m (6'7" x 6'3")

**Stairs & Landing** - 3.4m x 0.91m (11'2" x 2'12")

**Bedroom One** - 3.96m x 3.38m (13'0" x 11'1")

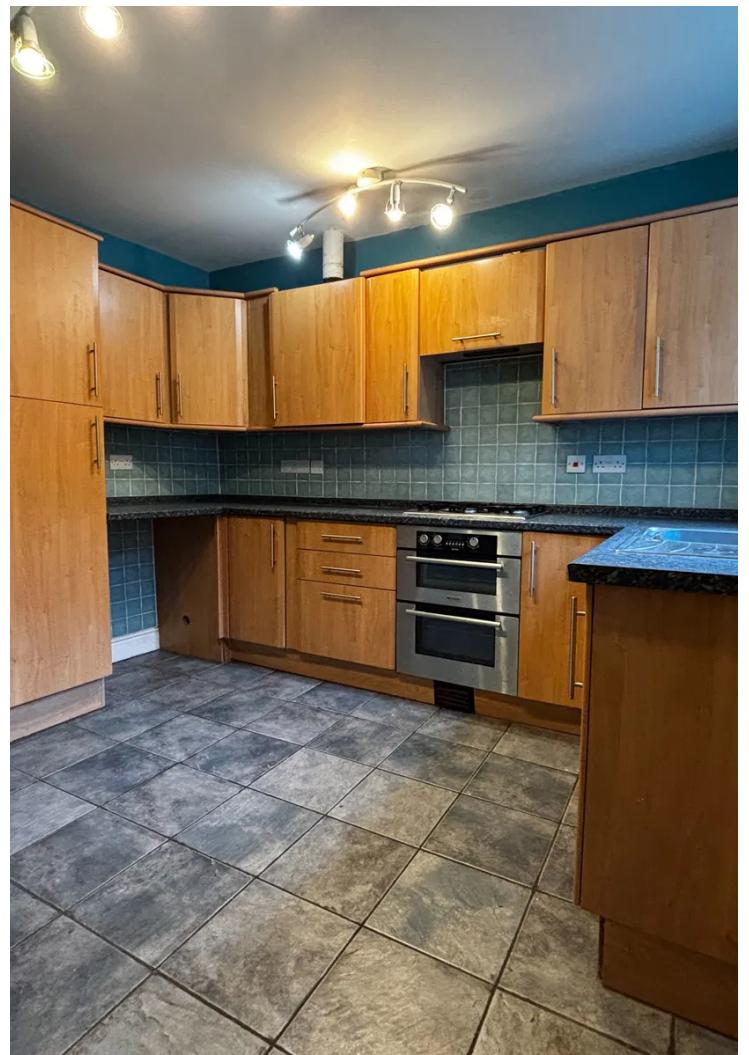
**Bedroom Two** - 3.33m x 2.9m (10'11" x 9'6")

#### **Front**

Forecourt area laid to lawn with privet hedge boundary

#### **Rear**

Enclosed rear garden (right of access over No 22), paved patio area, mature shrubs, gated access.







## Cadley Cauldwell

**19 High Street, Swadlincote, Derbyshire**

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**<https://www.cadleycauldwell.co.uk/>**