

Crampton Close, Midway, DE11

£209,500



CADLEY CAULDWELL are delighted to bring to the market this TWO BEDROOM SEMI-DETACHED modern home located within a popular estate in Midway, Swadlincote. Close to schools, bus routes & amenities.

This home has much to offer with its spacious kitchen/diner, lounge, hallway, cloakroom, two double bedrooms, family bathroom, off street parking and private rear garden. Double glazing & central heating.

VIEWINGS ARE HIGHLY ADVISED!

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

****Council Tax Band: B / EPC Rating: B/ Freehold****

 TWO BEDROOM SEMI
DETACHED

 LOW MAINTENANCE
REAR GARDEN

 BRIGHT MODERN HOME

 PERFECT FOR FTB'S &
DOWNSIZERS

 OFF ROAD PARKING

 ****Council Tax Band B/EPC
Rating B/Freehold****

Crampton Close, Midway, DE11

Directions
Follow SATNAV Code for DE11 7FS

IMPORTANT INFORMATION
Mortgage advice available in this office

GROUND FLOOR

Entrance Hall

Cloakroom
4'10" x 3'4" (1.47m x 1.02m)

Lounge
15'11" x 10'4" (4.85m x 3.15m)

Kitchen Diner
13'3" x 11'1" (4.04m x 3.38m)
French Doors to rear garden

FIRST FLOOR

Bedroom 1
13'3" x 8'11" (4.04m x 2.72m)
Fitted Wardrobes

Bedroom 2
13'3" x 7'10" (4.04m x 2.39m)

Family Bathroom
7'9" x 6'3" (2.36m x 1.91m)

OUTSIDE

FRONT
Parking for two vehicles, Side access gate

REAR
Laid to lawn, patio

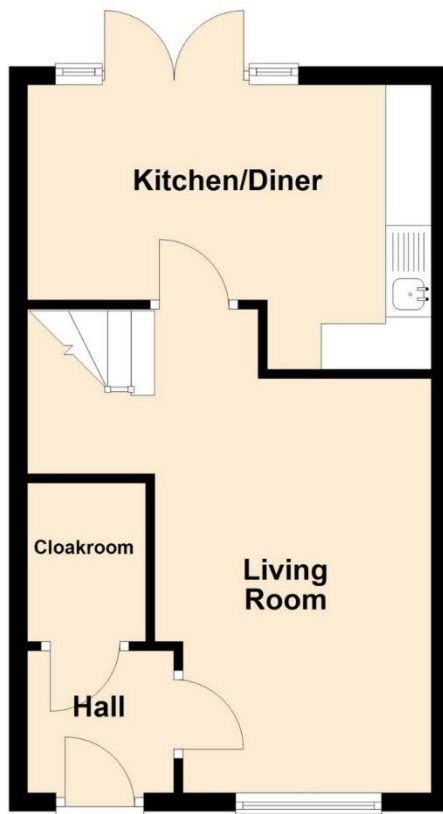
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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		

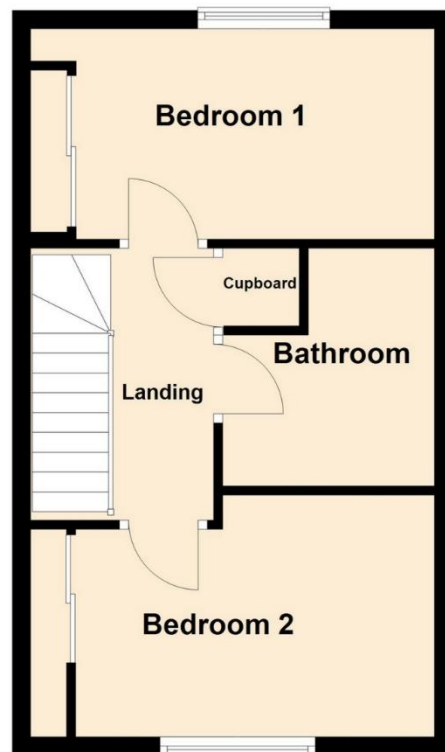




Ground Floor
Approx. 0.0 sq. feet



First Floor
Approx. 0.0 sq. feet



Total area: approx. 0.0 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.