

Redgate House, Belvedere Road, Woodville, DE11

£239,950



CADLEY CAULDWELL are delighted to offer to the market this characterful THREE BED DETACHED property set back on a shared drive. It boasts a Large Kitchen/Diner, massive Lounge, Study, large Utility Room, Family Bathroom, Master Bedroom with En-Suite shower room and two further bedrooms. With off street parking for two vehicles and an easily maintained private rear garden, this property has to be viewed to be appreciated. Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY!

****Council Tax Band: B/ EPC Rating: D/FREEHOLD****

**THREE BEDROOM
DETACHED**

UTILITY & STUDY

**CHARACTERFUL
ACCOMODATION**

**PRIVATE GARDEN &
PARKING**

EN-SUITE TO MASTER

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

Redgate House, Belvedere Road, Woodville, DE11

Directions

Follow SATNAV Code for DE11 7EQ. Can be found at end of private drive.

GROUND FLOOR

IMPORTANT INFORMATION

Mortgage advice available in this office

Kitchen Diner

26'3" x 9'2" (8.00m x 2.79m)

Lounge

26'3" x 15'8" (8.00m x 4.78m)

Utility Room

17'5" x 8'1" (5.31m x 2.46m)

Study

4'7" x 4'5" (1.40m x 1.35m)

FIRST FLOOR

Bedroom 1

15'4" x 9'7" (4.67m x 2.92m)

En-Suite

9'7" x 3'6" (2.92m x 1.07m)

Bedroom 2

13'5" x 7'1" (4.09m x 2.16m)

Bedroom 3

13'5" x 7'11" (4.09m x 2.41m)

Family Bathroom

8'2" x 7'0" (2.50m x 2.13m)

OUTSIDE

Front

Parking for 2/3 vehicles. Shared drive with next door

Rear

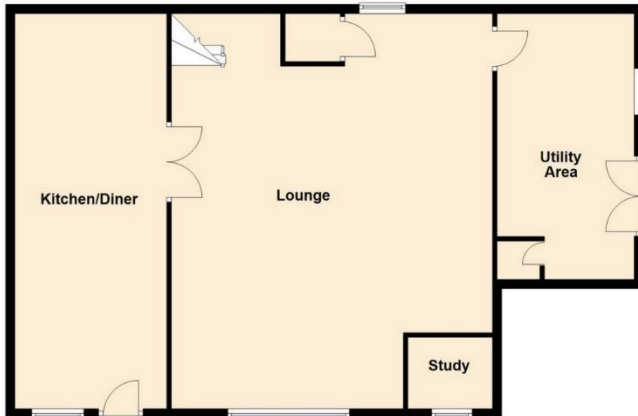
Low maintenance, artificial grass, patio, shed

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		
	66	83
England, Scotland & Wales		
EU Directive 2002/91/EC		





Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (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.