

Tower Road, Hartshorne, DE11

£255,000



Cadley Cauldwell are pleased to market this well presented 2 bed detached bungalow located in desirable village of Hartshorne. The property comprises entrance hall, lounge, kitchen/diner, two double bedrooms, bathroom, garage and off-street parking, and an enclosed rear garden.

The bungalow benefits of double-glazing and LPG central heating.

Hartshorne offers a great village lifestyle with the countryside on your door step, access to local schools, amenities, and major routeways.

Views are highly recommended. To arrange your appointment please contact Cadley Cauldwell on 01283 217251.

Council tax: C/EPC: E/Freehold

 2 bed detached bungalow

 NO CHAIN

 Garage and private drive

 Refurbished throughout

 Great location

 Council tax: C/EPC: E/Freehold

Tower Road, Hartshorne, DE11

Directions

Postcode: DE11 7EU

IMPORTANT PROPERTY INFORMATION

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

Entrance hall

L-Shaped

Lounge

3.56m x 5.05m (11'8" x 16'7")
Patio doors leading to the garden

Kitchen/Diner

3.99m x 2.72m (13'1" x 8'11")
Bespoke cabinets

Airing cupboard

0.81m x 0.56m (2'8" x 1'10")

Storage

0.51m x 0.79m (1'8" x 2'7")

Bedroom 1

3.56m x 3.71m (11'8" x 12'2")

Bedroom 2

4.01m x 2.74m (13'2" x 9')

Bathroom

2.62m x 1.83m (8'7" x 6')

To the front

Driveway for one vehicle leading to single garage. Enclosed courtyard with path leading to the front door and side access to the rear of the property.

To the side & rear

Enclosed garden with patio area to the rear and mainly laid to lawn at the side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor



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.