



**Waterloo Place, Swadlincote, DE11**

**£165,000**



**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

CADLEY CAULDWELL are pleased to offer to the market this three bedroomed terraced property, near the centre of POPULAR SWADLINCOTE and within easy access of local amenities and main routes. With NO CHAIN, the property comprises Three Bedrooms, Bathroom, Kitchen / Diner, Living Room, Inner hallway, Utility Room, Enclosed Rear Garden, parking to the front. Being ideal for first time buyers, investors or families, viewing is highly recommended. To arrange your viewing Contact CADLEY CAULDWELL on 01283 217251.

Council tax band: A/EPC: D/Freehold

**Kitchen/Diner** - 3.96m x 3.4m (13'0" x 11'2")

**Living Room** - 3.96m x 3.53m (13'0" x 11'7")

**Utility Room** - 2.01m x 1.73m (6'7" x 5'8")

**Inner Hallway** - 1.17m x 0.97m (3'10" x 3'2")

**Landing** - 2.06m x 1.47m (6'9" x 4'10")

**Bedroom One** - 3.4m x 3.53m (11'1" x 11'7")

**Bedroom Two** - 3.38m x 3.02m (11'1" x 9'11")

**Bedroom Three** - 3.4m x 1.75m (11'2" x 5'8")

**Bathroom** - 2.46m x 1.57m (8'1" x 5'2")

**Front**

On street parking

**Rear**

Patio, low maintenance paved area, fully fenced.











## Cadley Cauldwell

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