

High Street, Woodville, DE11
Offers Over £325,000



CADLEY CAULDWELL are thrilled to bring to the market this attractive, imposing Victorian Residence on the popular High Street in Woodville, Swadlincote. The property has the benefit of a spacious corner plot with extensive parking.

The FOUR BEDROOM Semi-detached is sold with A WEALTH OF PERIOD FEATURES and comprises of Hallway, study area, lounge, sitting room, kitchen/diner, utility area and cloakroom, on the first floor three double bedrooms, one single bedroom and family bathroom. Private parking for several vehicles to the front, private garden and access to the rear. Double glazing and central heating.

VIEWINGS ARE NOT TO BE MISSED! THIS PROPERTY IS REALLY SOMETHING SPECIAL!

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

****Council Tax Band: C / EPC Rating: D/Freehold****

- | | | |
|--|---|---|
|  FOUR BEDROOM SEMI-DETACHED |  WEALTH OF PERIOD FEATURES |  DOUBLE FRONTED VICTORIAN RESIDENCE |
|  EXTENSIVE PARKING/CORNER PLOT |  STUDY AREA/CLOAKROOM/UTILITY |  **Council Tax Band C/EPC Rating D/Freehold** |

High Street, Woodville, DE11

Directions

Follow SATNAV Code DE11 7EH

IMPORTANT INFORMATION

Mortgage advice available in this office

GROUND FLOOR

ENTRANCE HALL

1.68m x 1.78m (5'6" x 5'10")

SITTING ROOM

3.99m x 5.21m (13'1" x 17'1")

LOUNGE

4.11m x 5.00m (13'6" x 16'5")

KITCHEN/DINING ROOM

3.69m x 3.69m (12'1" x 12'1")

ADDITIONAL KITCHEN

UTILITY ROOM

1.30m x 2.57m (4'3" x 8')

REAR HALL

22.00m x 2.62m (72'2" x 8'7")

GUEST CLOAKROOM

0.76m x 1.83m (2'6" x 6'0")

STUDY AREA

2.34m x 3.84m (7'8" x 12'7")

FIRST FLOOR

MASTER BEDROOM

4.17m x 4.27m (13'8" x 14'0")

Built in Cupboard

BEDROOM TWO

4.01m x 4.27m (13'2" x 14')

BEDROOM THREE

4.01m x 4.11m (13'2" x 13')

BEDROOM FOUR

1.68m x 2.74m (5'6" x 8'12")

FAMILY BATHROOM

2.67m x 3.58m (8'9" x 11'9")

OUTSIDE

TO THE REAR

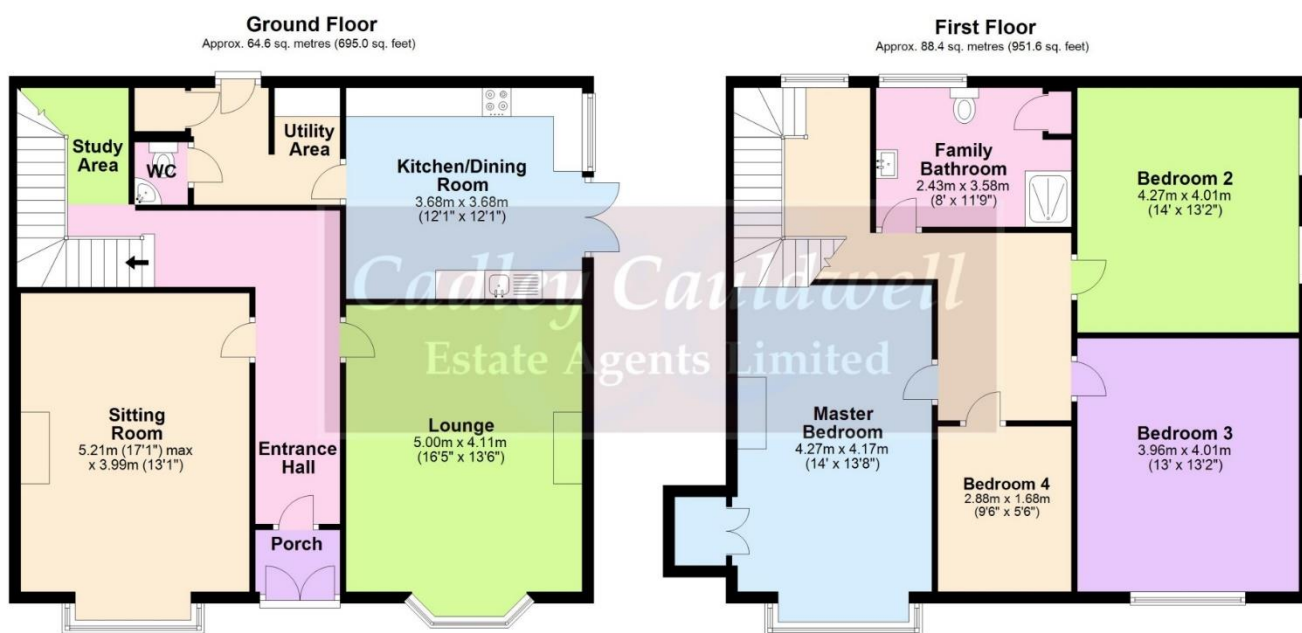
Low maintenance, artificial grass, decking, shed, bar

TO THE FRONT

Lawn, gravel drive for several vehicles, side access gate, mature shrubs & trees



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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.