



**Highfield Road, Swadlincote, DE11 9AR**

**£199,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

\*\*\* New Price £199,000\*\* CADLEY CAULDWELL are delighted to bring to the market this FANTASTIC THREE BEDROOM SEMI-DETACHED HOME, located within walking distance of Swadlincote town centre and local amenities. Set on a very quiet, pleasant residential street.

This family home consists of an entrance hall, galley kitchen, dining room, lounge with patio doors out to the rear garden, two double bedrooms, one single bedroom, family bathroom and private parking for two vehicles.

The property benefits from double glazing, the sellers has recently upgraded majority of the windows.

**VIEWINGS ARE ADVISED! MUST BE SEEN!**

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

\*Council Tax Band: A / EPC Rating: D/Freehold\*\*

**Hallway** - 3.99m x 1.8m (13'1" x 5'11")

**Dining Room** - 3.43m x 3.33m (11'3" x 10'11")

**Lounge** - 3.48m x 3.45m (11'5" x 11'4")

French doors to rear garden

**Kitchen** - 5.11m x 2.11m (16'9" x 6'11")

**Bedroom One** - 3.43m x 3.33m (11'3" x 10'11")

**Bedroom Two** - 3.48m x 3.45m (11'5" x 11'4")

**Bedroom Three** - 2.08m x 1.78m (6'10" x 5'10")

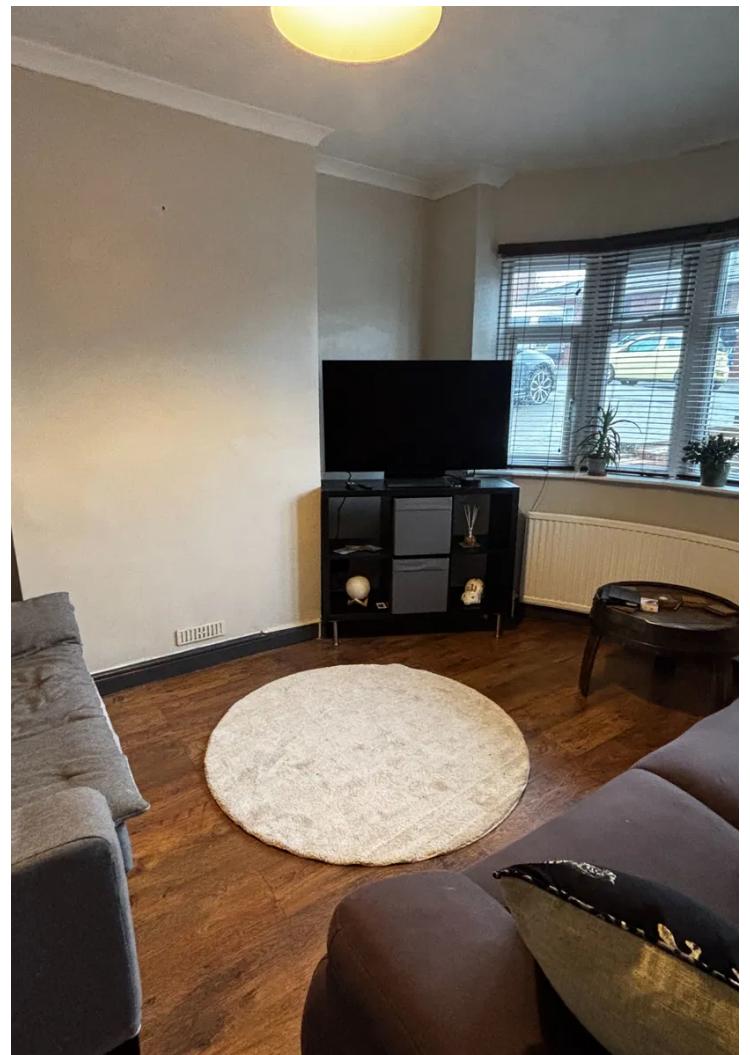
**Family Bathroom** - 3.35m x 2.57m (11'0" x 8'5")

#### Front

Private driveway, parking for two vehicles

#### Rear

Private, enclosed rear garden, paved seating area, access via side gate.







## Cadley Cauldwell

**19 High Street, Swadlincote, Derbyshire**

**01283 217251**

**enquiries@cadleycauldwell.co.uk**

**<https://www.cadleycauldwell.co.uk/>**