



**Arnold Close, Castle Gresley, Swadlincote, DE11**

**£169,950**

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

**Cadley Cauldwell** are delighted to bring to the market this THREE BEDROOM SEMI-DETACHED home located within popular Castle Gresley, Swadlincote. Close to schools, bus routes & amenities.

This home has much to offer with it's spacious lounge/diner, kitchen, hallway, three bedrooms, family bathroom, off street parking and gated rear garden. Double glazing & central heating. Would benefit from a program of improvement. AN IDEAL PROJECT FOR AN INVESTOR OR FIRST TIME BUYER! VIEWINGS ARE HIGHLY ADVISED!

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

**\*\*Council Tax Band: B / EPC Rating: TBC/ Freehold\*\***

**Kitchen** - 3.15m x 3m (10'4" x 9'10")

Boiler.

**Hallway** - 4.11m x 1.91m (13'6" x 6'3")

Max.

**Lounge/Diner** - 5.05m x 4.32m (16'7" x 14'2")

**Landing**

**Bedroom One** - 3.86m x 3.23m (12'8" x 10'7")

**Bedroom Two** - 3.53m x 2.67m (11'7" x 8'9")

**Bedroom Three** - 2.34m x 2.26m (7'8" x 7'5")

**Family Bathroom** - 2.69m x 1.91m (8'10" x 6'3")

Newly Fitted. Cupboard.

**Front**

Drive & off road parking

**Rear**

Low maintenance. Gated. Patio, shed, greenhouse.







## **Cadley Cauldwell**

**19 High Street, Swadlincote, Derbyshire**

**01283 217251**

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