

Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE
Tel: 01283 217251

Alexandra Road, Swadlincote, DE11

£115,000



CADLEY CAULDWELL are delighted to bring to the market this immaculate two bedroomed terrace home, located within walking distance of Swadlincote town centre and schools.

This property consists of a entrance hall, two reception rooms, rear lobby, fully fitted kitchen, two double bedrooms, bathroom and a private enclosed rear garden.

To arrange a viewing please contact CADLEY CAULDWELL on 01283 217251.

🏠 Two Bedroomed Terrace

🏠 Two Reception Rooms

🏠 Nicely Presented

🏠 Private Rear Garden

🏠 Viewings Advised

🏠 EPC Rating: D

Alexandra Road, Swadlincote, DE11

Directions

From Sainsbury's island take the fourth exit onto Civic Way, take the first left onto West Street and continue onto Alexandra Road. The property will be on your left-hand side clearly identifiable by our for sale boards. SAT NAV Users: DE11 9AY.

IMPORTANT INFORMATION

MORTGAGE ADVICE AVAILABLE - PLEASE ASK

Entrance Hall

5'1" x 6'8" (1.55m x 2.03m)

Enter via the UPVC door. Tiled flooring. Storage cupboard. Stairs leading to the first floor. Doors leading off to the lounge and dining room.

Lounge

11'4" x 13'7" (3.45m x 4.14m)

Carpet flooring. Radiator. Bay window to the front. Inglenook housing an electric log burner.

Dining Room

12'0" x 13'7" (3.66m x 4.14m)

Oak effect laminate flooring. Radiator. Window to the rear. Wall mounted electric flame effect fire. Door into the rear lobby.

Rear Lobby

7'5" x 6'11" (2.26m x 2.11m)

Vinyl flooring. Sliding patio door leading to the rear garden. UPVC door leading to the shared entrance passageway. Opening leading to the kitchen.

Kitchen

14'7" x 8'2" (4.45m x 2.49m)

Vinyl flooring. Window to the rear and side. Stainless steel sink and mixer tap. An array of cream wall and base units. Laminate worktop. Tiled splashback. Integral dishwasher, electric fan oven and grill, extractor fan and electric hob Space for freestanding washer and dryer.

First Floor & Landing

Carpet flooring. Doors leading to bedrooms and bathroom.

Bedroom One

12'0" x 12'2" (3.66m x 3.71m)

Double bedroom. Carpet flooring. Window to the rear. Radiator. Storage cupboard.

Bedroom Two

11'3" x 12'2" (3.43m x 3.71m)

Double bedroom. Carpet flooring. Window to the front. Radiator.

Family Bathroom

15'4" x 6'9" (4.67m x 2.06m)

White WC, hand basin, freestanding bath and shower cubicle. Tiled flooring and walls. Opaque window to the rear. Extractor fan. Radiator. Heated towel rail.

To The Rear

Private rear garden. Lawned area. Decorative stoned seating area. Various bedding plants and shrubs. Brick built shed to the bottom of the garden.

To The Front

Gated shared passageway with neighbouring property. Small flower bed housing bedding plants and shrubs.



| Energy Efficiency Rating | | Current | Potential |
|---|----|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 80 |
| (55-68) D | 60 | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 77 |
| (55-68) D | 56 | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |



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 WHATSOEVER IN RELATION TO THIS PROPERTY.