

THORNTREE LANE, NEWHALL, DE11

£175,000



CADLEY CAULDWELL are delighted to bring to the market this NO CHAIN charming THREE BEDROOM SEMI-DETACHED HOME located close to amenities on a quiet Lane and close to major route ways.

Consisting of internal hallway, spacious living room, dining room, fitted kitchen, newly fitted downstairs bathroom, three roomy bedrooms, private enclosed, rear garden with patio, lawn, nice views, shed with electric, side gate and space at the front for one car. Double glazing & central heating.

VIEWINGS ARE ADVISED.

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

****Council Tax Band: A/ EPC Rating: TBC/FREEHOLD****


 THREE BEDROOM SEMI
DETACHED

 NO CHAIN

 IDEAL FOR FTB'S/INVESTORS

 QUIET LANE

 PARKING
SPACE

 ****Council Tax Band A/EPC Rating
TBC/Freehold****

THORNTREE LANE, NEWHALL, DE11

Directions

Follow SATNAV instructions for DE11 0LP. The cottage can be found halfway up the lane on the right hand side.

IMPORTANT INFORMATION

Mortgage advice available in this office

GROUND FLOOR

Hallway

6'2" x 5'5" (1.88m x 1.65m)

Kitchen

10'1" x 9'9" (3.07m x 2.97m)

Dining Room

13'1" x 11'8" (3.99m x 3.56m)

Lounge

13'1" x 12'2" (3.99m x 3.71m)

Log burner

Downstairs Bathroom

7'7" x 6'6" (2.31m x 1.98m)

Newly fitted

FIRST FLOOR

Landing

Bedroom 1

13'1" x 11'8" (3.99m x 3.56m)

Bedroom 2

11'8" x 9'9" (3.56m x 2.97m)

Bedroom 3

9'5" x 7'5" (2.87m x 2.26m)

OUTSIDE

Front

Parking space for 1 car, side access gate.

Rear

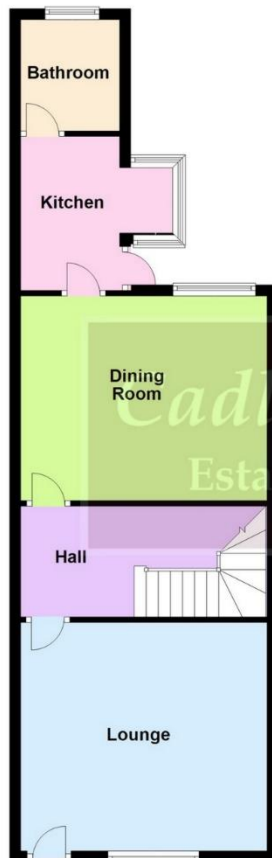
Outside Tap, Shed with electric, laid to lawn, patio.



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



Ground Floor
Approx. 0.0 sq. feet



First Floor
Approx. 0.0 sq. feet



Total area: approx. 0.0 sq. feet

Please note - these are not to scale. For display purposes only
Plan produced using PlanUp.

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.