

Holden Drive, Midway, DE11

£219,950



Cadley Cauldwell are pleased to market this 2-bedroom semi-detached property. Located in a popular location of Holden Drive. The property comprises hallway with door leading off to the ground floor WC, a good size lounge, a modern kitchen/ diner which has patio doors leading to the landscaped rear garden. To the first floor are two double bedrooms and a family bathroom. The property has been decorated to a high standard throughout. To the front of the property there is parking for numerous cars.

The property benefits from gas central heating and double-glazed windows.

Freehold/ TAX band: B/EPC: B

To arrange your viewing please contact Cadley Cauldwell on 01283 217251.

- 2 bedroom semi detached
- Recently built
- Popular location
- Off street parking
- Landscaped rear garden
- Freehold/ TAX band: B/EPC: B

Holden Drive, Midway, DE11

Directions

POSTCODE: DE11 7FR

IMPORTANT INFORMATION

Mortgage advice available, please contact our office for more information.

GROUND FLOOR

Entrance Hall

1.42m x 1.22m (4'8" x 4')

Lounge

4.57m x 3.96m (15' x 13')

Maximum measurements

Kitchen/Diner

3.58m x 3.96m (11'9" x 13')

Maximum measurements. Integrated dishwasher, fridge/freezer and washing machine.

WC

1.42m x 0.91m (4'8" x 3')

FIRST FLOOR

Bedroom 1

2.36m x 4.01m (7'9" x 13'2")

Maximum measurements

Bedroom 2

2.72m x 4.01m (8'11" x 13'2")

Bathroom

2.34m x 1.83m (7'8" x 6')

To the Front

Private parking for a number of vehicles. Side access to rear of the property. Low maintenance borders

To the Rear

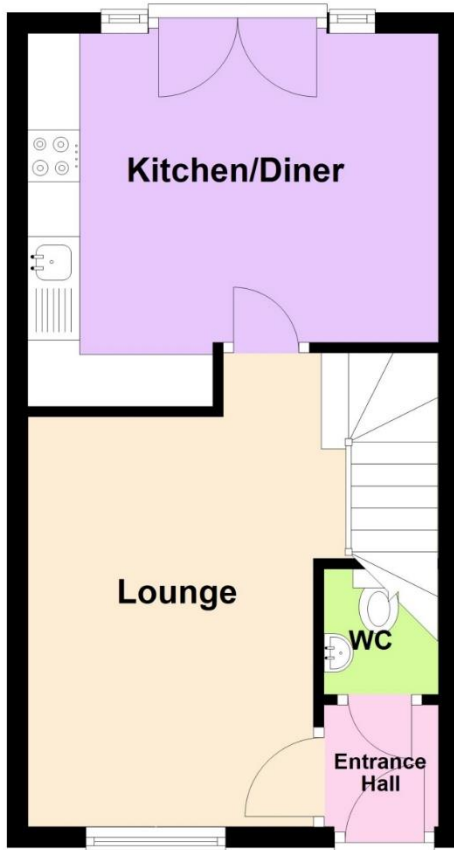
Private enclosed garden with patio area, lawn and gravelled seating area.



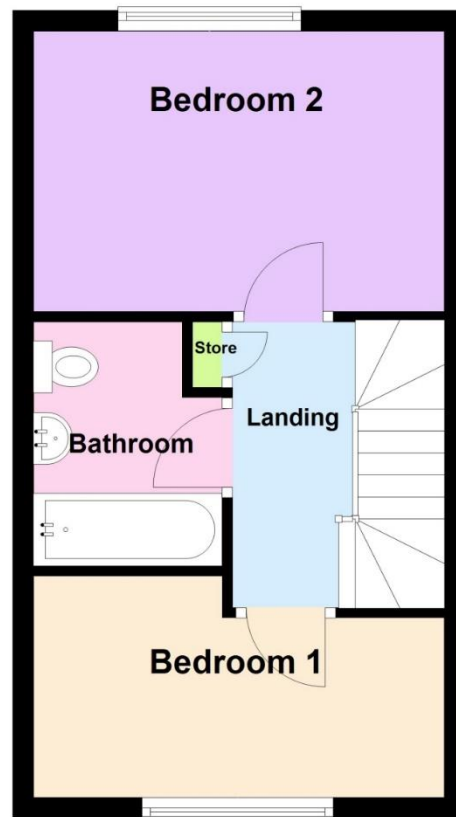
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



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.