

Butterfly Gardens, Woodville, DE11

£205,000



Cadley Cauldwell are pleased to bring to the market this well presented 3 bed family home. The property comprises entrance hall, lounge/diner, kitchen, downstairs WC, 2 double bedrooms, 1 single bedroom, family bathroom, enclosed rear garden and allocated parking to the rear for two vehicles. The property benefits from gas central heating and double glazing. The property is well situated for major commuting links, local schools, amenities and countryside walks.

Viewings are highly recommended, please contact Cadley Cauldwell on 01283 217251 to arrange your viewing. Council tax band: B/Freehold/ EPC: B

- 3 bed end terrace
- Well-presented family home
- Enclosed rear garden
- Downstairs WC
- Allocated parking
- Council tax band: B/Freehold/ EPC: B

Butterfly Gardens, Woodville, DE11

Directions

POSTCODE: DE11 8FQ

IMPORTANT INFORMATION

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

Entrance hall

Lounge/Diner

4.42m x 4.34m (14'6" x 14'3")

Kitchen

3.30m x 2.16m (10'10" x 7'1")

WC

1.90m x 0.84m (6'3" x 2'9")

FIRST FLOOR

Bedroom 1

3.38m x 2.36m (11'1" x 7'9")

Bedroom 2

3.35m x 2.36m (10'12" x 7'9")

Fitted wardrobe

Bedroom 3

2.74m x 1.88m (9' x 6'2")

Bathroom

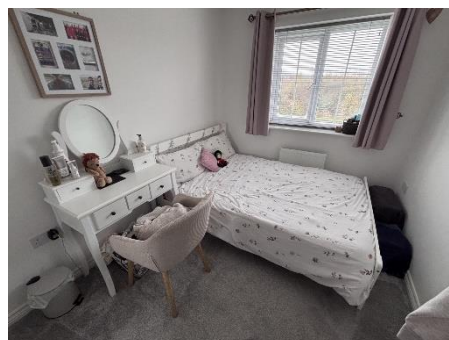
1.90m x 1.88m (6'3" x 6'2")

To the front

Path leading to the front door.

To the rear

Enclosed rear garden, with patio area and lawn. Path leading to the back gate with access to the parking area. There are 2 allocated spaces.

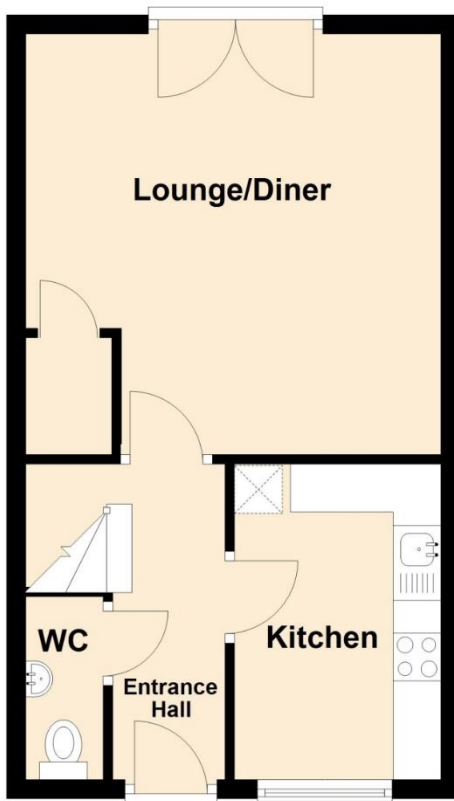


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			96
(81-91) B	83		
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



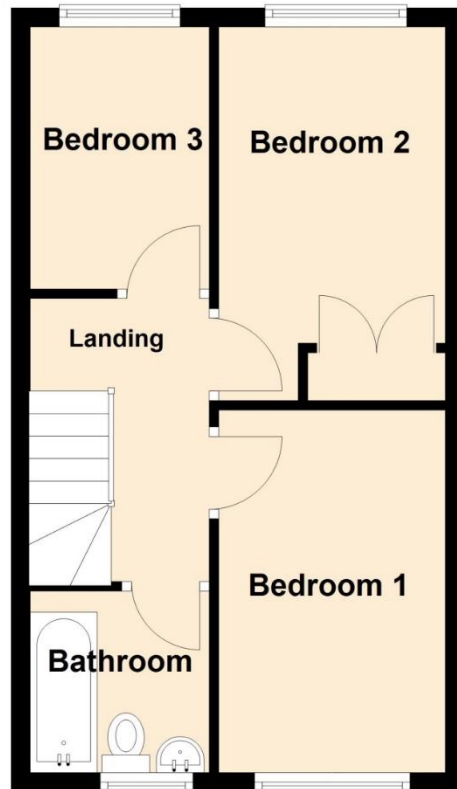
Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.9 sq. feet)



Total area: approx. 68.5 sq. metres (737.6 sq. feet)

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 WHATEVER IN RELATION TO THIS PROPERTY.