



43 Stanhope Road
| DE11 9BQ | £130,000

ROYSTON
& LUND

- Guide Price £130,000 - £140,000
- Lounge & Kitchen/Diner
- Second Floor Loft Room
- Large Enclosed Rear Garden with Considerable Outdoor Storage
- EPC Rating D
- Two Bedroom End Terrace
- Utility Area with Access to the Rear Garden
- New Bathroom
- Freehold
- Council Tax Band A





A well presented two bedroom end terrace conveniently located within walking distance of Swadlincote Town Centre. The property is perfect for an investor for buy to let or a first time buyer

The property comprises of living room, dining kitchen and rear utility to the ground floor with access to the rear garden.



On the first floor there are two bedrooms, the main bedroom having built in wardrobes. The bathroom has recently been updated. From the first floor there are stairs to a second floor loft room currently being used as an office and storage.

There is a large enclosed rear garden with considerable outdoor storage.

Conveniently located within walking distance of Swadlincote centre, Stanhope Road is ideally placed for access to the wide range of amenities available in the town as well as being well connected to the local road and public transport network, providing easy access to Burton on Trent, Ashby and motorway commuter routes.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

