

Alma Road, Newhall, Swadlincote, DE11 0SD

Asking Price £125,000

**** Good Size Mid Terrace Home ** Generous Rear Gardens ** Ideal First Purchase ****

A traditional mid terrace home offering good size internal accommodation with gas central heating and majority double glazing. The home opens with a lounge across the front elevation with laminate flooring continuing through to the dining room, with an under stairs cupboard, built-in book cabinet and window to the rear aspect.

The kitchen is fitted with a selection of units, oven and electric hob with extractor hood above, freestanding appliance space and door to the lean too, with further built-in cupboards, windows and door to the garden.

The first floor has a master double bedroom across the front aspect with laminate flooring, and a second single bedroom and fitted bathroom, offering a three piece white bathroom suite with shower above the bath, window to the rear aspect and cupboard housing the gas fired combination boiler. The generous garden is accessed through a shared entry to the established garden with patio, lawn and mature trees and shrubs. View by appointment.

The Accommodation

Lounge

4.19m x 3.02m (13'9 x 9'11)



Lean Too

2.87m x 1.88m (9'5 x 6'2)



First Floor

Dining Room

3.30m x 2.49m (10'10 x 8'2)



Master Bedroom

4.24m x 3.10m (13'11 x 10'2)



Kitchen

2.87m x 1.85m (9'5 x 6'1)



Bedroom Two

3.33m x 1.78m (10'11 x 5'10)



Bathroom

2.44m x 1.32m (8'0 x 4'4)

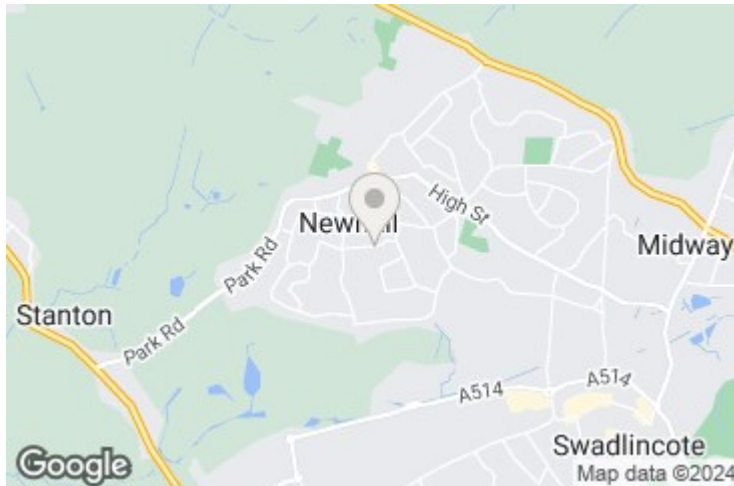


Shared Side Entry to Garden

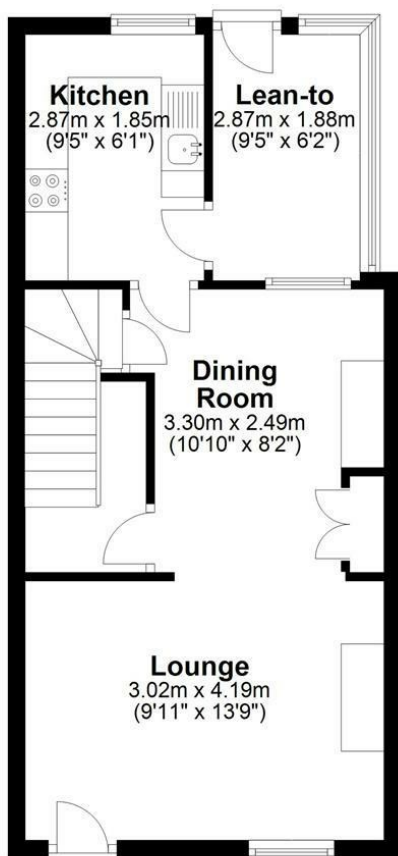
Rear Garden

Details

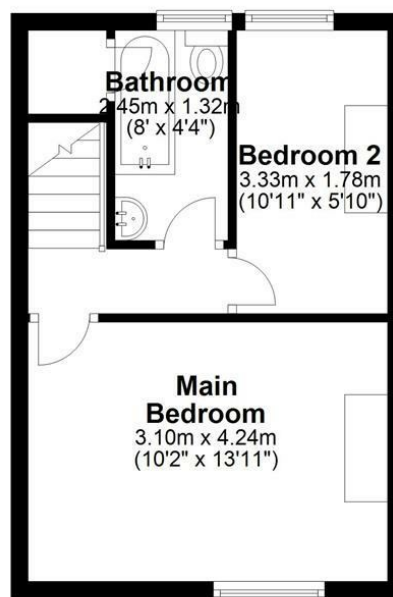
The property has a mix of uPVC double glazing and wooden double glazing units around the home. The property is gas centrally heated via the gas fired combination boiler concealed within the over stairs cupboard in the bathroom. The lean too area of the property has had the roof replaced during the ownership of the current vendors. Draft details awaiting vendor approval and subject to change.



Ground Floor



First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Council Tax Band A Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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