



## Patina Way, Swadlincote, DE11 0WP

### £185,000

\*\* Landlord Only Sale \*\* Investment Opportunity \*\* Rented At £825 PCM \*\*

Being sold as an ongoing investment is this Modern Mid Town House in a cul-de-sac position, on the Forest Grange development located in the heart of Swadlincote, within walking distance of the town centre and local amenities.

The internal accommodation offers uPVC double glazing, and gas central heating with a front entrance door to the lounge. This has a feature panelled wall, stairs rising to the first floor and a door through to the open plan kitchen/diner. There is a guest cloakroom fitted with WC and hand wash basin, with the kitchen area offering a range of wall and base units along with built-in gas hob and electric oven, along with freestanding appliance spaces. There's also a dining area and French patio doors to the rear garden. To the first floor, is the master double bedroom, located across the front aspect, bedroom two to the rear, with an over stairs storage cupboard. The bathroom offers a three piece white bathroom suite, with WC, basin & bath with shower above. The property has two allocated parking spaces in a car park to the side of the row of homes, with a rear gate to the rear garden, with an open aspect and patio area.

## The Accommodation

### Lounge

4.27m x 3.73m (14'0 x 12'3)

### Kitchen Diner

4.65m x 3.73m (15'3 x 12'3)

### Guest Cloakroom

### First Floor

### Master Bedroom

3.71m x 3.20m (12'2 x 10'6)

### Bedroom Two

3.12m x 2.01m (10'3 x 6'7)

### Fitted Bathroom

### Double Width Parking

### Rear Enclosed Garden

### Tennancy

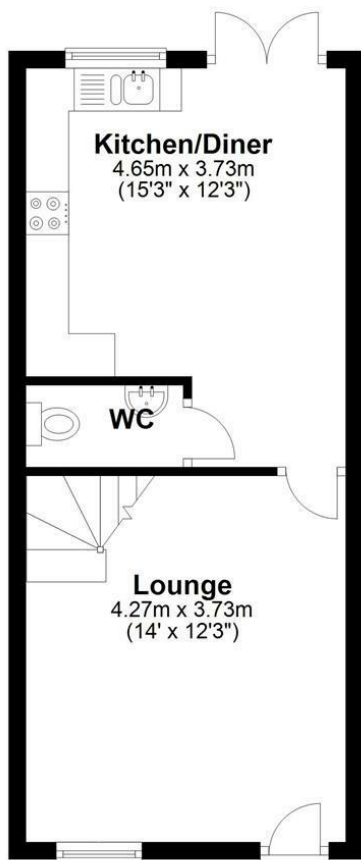
The home is being sold as an ongoing investment, therefore any intending buyer will either be cash or appropriate Buy To Let Finance.

The rent being paid is £825 pcm within an AST agreement ending December 2024.

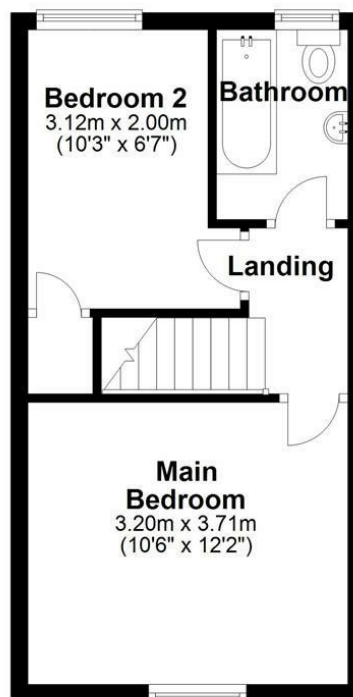




## Ground Floor



## 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 B 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) <b>A</b>			96
(81-91) <b>B</b>		82	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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