



This charming period-style end-terrace cottage on Millfield Street, Woodville, is offered with no upward chain and immediate vacant possession. The property features a cosy lounge with a log-burning stove, a stylish kitchen diner with appliances, and a modern ground-floor bathroom.

A UPVC double-glazed conservatory provides additional living space. Upstairs, there are two spacious double bedrooms, one with a useful airing cupboard. Outside, the home benefits from off-road parking, a well-established rear garden, a brick outbuilding, and a timber workshop with power. A sun patio at the rear offers stunning views across the valley towards Swadlincote and Burton-on-Trent.

Viewing is highly recommended.

The Accommodation

This charming period-style end-terrace cottage on Millfield Street, Woodville, is now available with no upward chain and immediate vacant possession. Offering a high-quality interior, this home blends traditional character with modern comforts.

The front entrance door leads into a cosy lounge with a light grey fitted carpet, the feature fireplace houses a log-burning stove with a granite hearth and timber surround. A UPVC double-glazed window to the front aspect allows natural light to fill the space.

Located at the rear, the stylish kitchen diner boasts grey gloss-fronted base cupboards, drawers, and matching wall units. A built-in oven, four-ring electric hob, and angled extractor hood complement the space. A feature ceiling beam adds charm, while a window to the rear provides a pleasant view. There is also a below-stairs storage cupboard.

A modern, refitted ground-floor bathroom features a three-piece white suite, including a low-level WC, hand wash basin with mixer tap, and a P-shaped shower bath with a glass screen. A UPVC double-glazed window to the side aspect provides natural light.

At the rear, a UPVC double-glazed conservatory with a glass roof and radiator offers additional living space, with access to the rear garden via a secure UPVC door.

The first-floor accommodation provides two generous double bedrooms. The first bedroom has a fitted carpet, radiator, and a UPVC double-glazed window. The second bedroom on the rear aspect also includes a fitted carpet, radiator, and a UPVC double-glazed window, along with a useful airing cupboard housing the gas-fired combination boiler.

The property benefits from off-road parking to the side leads onto the well-established rear garden, with paved patio, lawn, and a brick outbuilding. A detached timber workshop with power provides additional storage or workspace.

At the far end of the garden, a delightful sun patio offers breath-taking views across the valley towards Swadlincote and Burton-on-Trent. This charming period home is full of character and is highly recommended for internal viewing to fully appreciate its desirable location and quality accommodation.

Lounge
13'0 x 9'9

Kitchen Diner
10'10 x 9'10

Ground Floor Bathroom
8'5 x 5'7

Upvc Conservatory
7'9 x 6'9

First Floor

Bedroom One
12'11 x 9'8

Bedroom Two
10'10 x 9'9

Rear Garden & Workshop

Property construction: Standard Traditional

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Broadband type: TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link

<https://checker.ofcom.org.uk/>

Local Authority: South Derbyshire Borough Council

Useful Websites: www.gov.uk/government/organisations/environment-agency

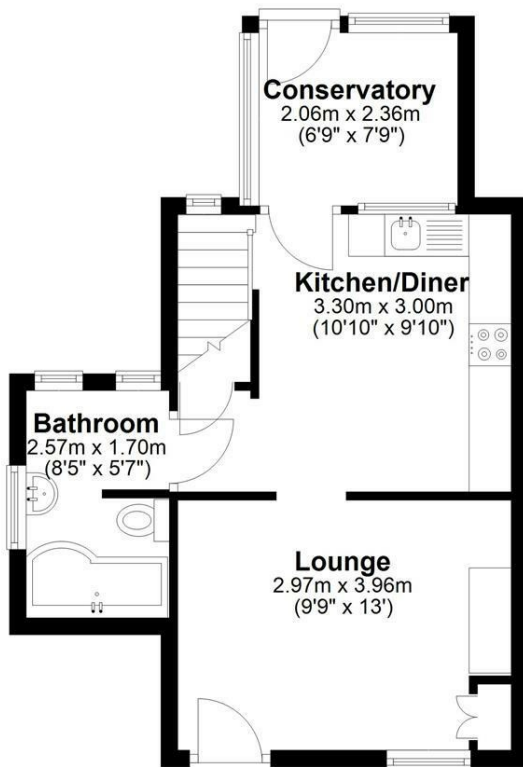
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Draft details awaiting vendor approval and subject to change.

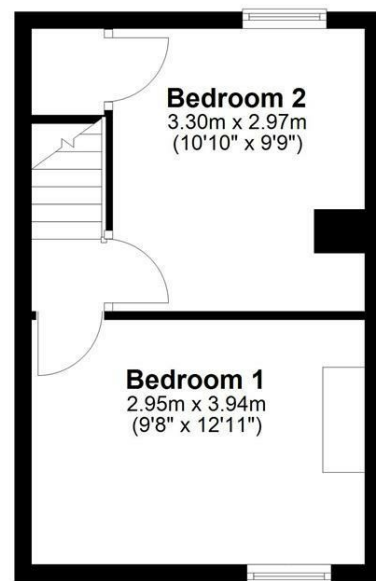




Ground Floor




First Floor

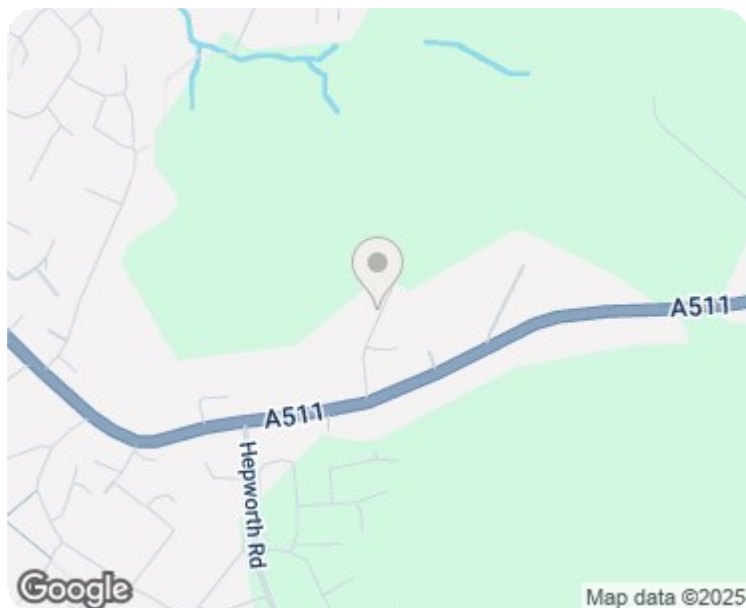


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

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.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branstons Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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