



## 43 Clamp Drive, Swadlincote, DE11 9BP

Ideal first time buyers property, providing good access for all local amenities and good performing schools. Internally the property comprises of entrance hall, lounge, kitchen/diner, two double bedrooms and a family bathroom. Externally the property comprises of driveway, further allocated parking and rear enclosed rear garden. An internal inspection is highly recommended to appreciate the property on offer.

**Price £160,000**

# 43 Clamp Drive

, Swadlincote, DE11 9BP



- POPULAR LOCATION
- TWO BEDROOMS
- EPC RATING D
- VIEWING ADVISED
- SPACIOUS KITCHEN/DINER
- 63 SQUARE METRES
- IDEAL FIRST TIME BUYERS PROPERTY
- COUNCIL TAX BAND A

FRONT ELEVATION

DRIVEWAY

ENTRANCE HALLWAY

REAR ENCLOSED GARDEN

LOUNGE

ALLOCATED PARKING SPACE

15'0" x 14'1" (4.59 x 4.3)

KITCHEN/DINER

14'2" x 10'5" (4.34 x 3.20)

STAIRS & LANDING

BEDROOM ONE

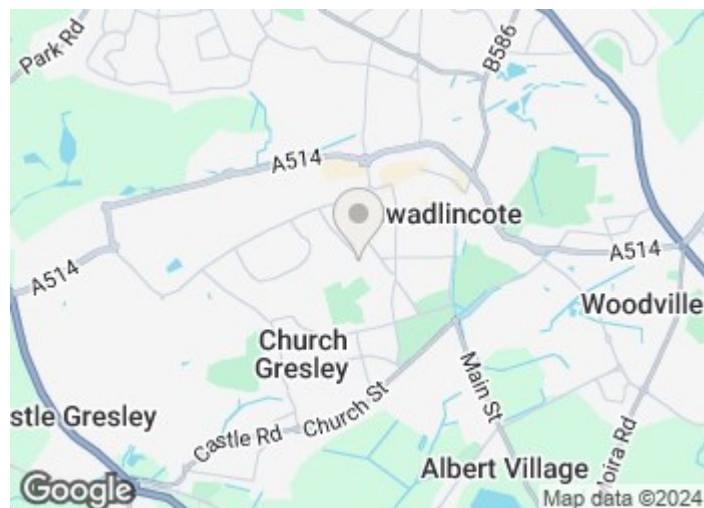
13'1" x 7'4" (3.99 x 2.26)

FAMILY BATHROOM

6'6" x 6'10" (2 x 2.10 )

BEDROOM TWO

11'9" x 7'6" (3.6 x 2.3)

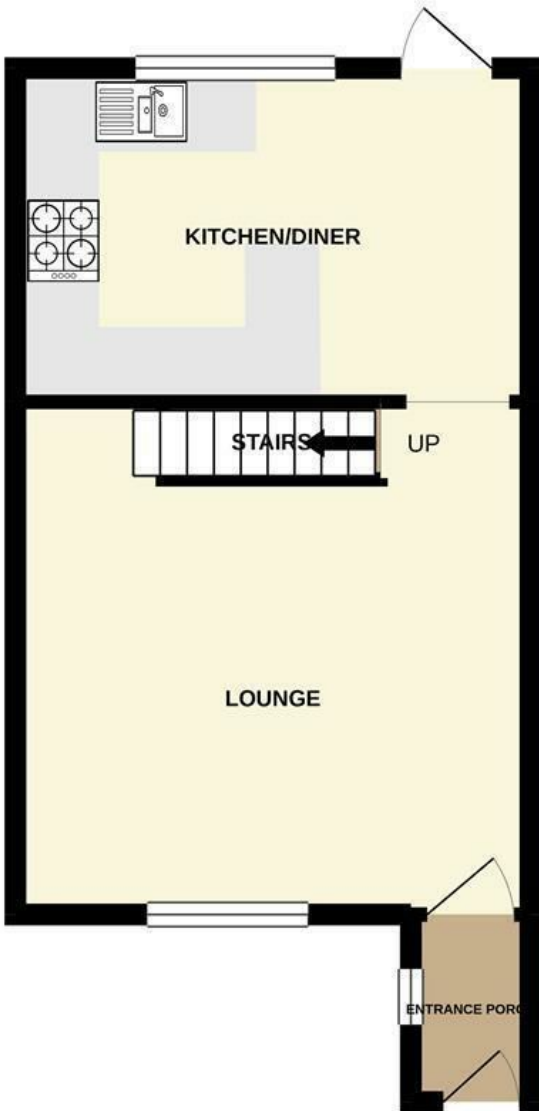


Directions

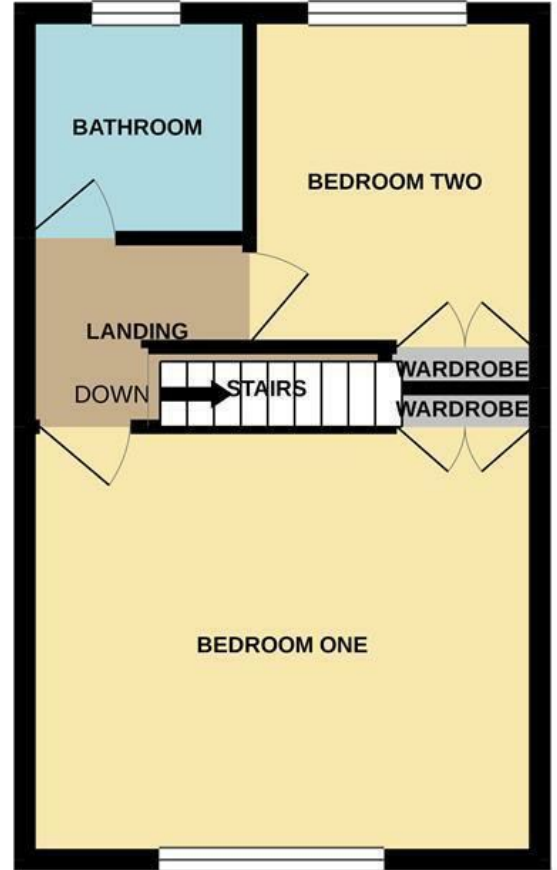


# Floor Plan

**GROUND FLOOR**  
337 sq.ft. (31.4 sq.m.) approx.



**1ST FLOOR**  
321 sq.ft. (29.8 sq.m.) approx.



**TOTAL FLOOR AREA : 658 sq.ft. (61.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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