



John Street, Swadlincote



£169,950



Key Features

- Mid Terraced Home
- Two Double Bedrooms
- No Upward Chain
- Open Plan Kitchen Dining Lounge
- Guest Cloak Room
- Off Road Parking
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented two bedroomed mid terraced home located on a quiet development in Newhall. The property benefits from a recent upgrade to the electrics and media points which would assist anyone who is looking to work from home. In brief the accommodation comprises: - lounge, kitchen dining room, guest cloak room and on the first floor a landing leads to two double bedrooms and shower room. Externally the property benefits from off road parking and a fully enclosed rear garden. The property is ideal for any first time buyer or investor. Viewings are highly recommended.

Accommodation In Detail

Composite frosted double glazed door leading to:

Lounge 4.57m x 3.38m (15'0" x 11'1")

having staircase rising to first floor, media points, consumer unit for electrics, wood effect laminate flooring, one central heating radiator and Upvc double glazed window to front elevation.

Kitchen Area 4.57m x 3.05m (15'0" x 10'0")

having range of base and wall mounted units, granite effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, electric oven, four ring electric hob with extractor over, space for fridge/freezer, washing machine and dishwasher, tiled splashback, wood effect laminate flooring, one central heating radiator, Upvc double glazed window to rear elevation and frosted Upvc double glazed door to rear.

Guest Cloak Room 1.05m x 1.51m (3'5" x 5'0")

having low level wc, space saving wall hung hand basin with chrome taps, extractor fan, wood effect laminate flooring and one central heating radiator.

On The First Floor

Landing

having access to loft space and built-in storage cupboard housing gas fired combination boiler.

Master Bedroom 4.57m x 3.07m (15'0" x 10'1")

having built-in overstairs storage cupboard with built-in media points, one central heating radiator and two Upvc double glazed windows to front elevation.

Bedroom Two 2.47m x 3.39m (8'1" x 11'1")

having one central heating radiator and Upvc double glazed window to rear elevation.

Shower Room 2m x 1.7m (6'7" x 5'7")

having low level wc, pedestal wash basin with chrome taps, walk-in jacuzzi style shower cubicle with glass sliding doors, extractor fan, half height feature tiling to walls, one central heating radiator and frosted Upvc double glazed window to rear elevation.

Outside

The property has two parking spaces to the front. To the rear is a fully enclosed garden which is mainly laid to lawn. There is the ability for outdoor power and lighting.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

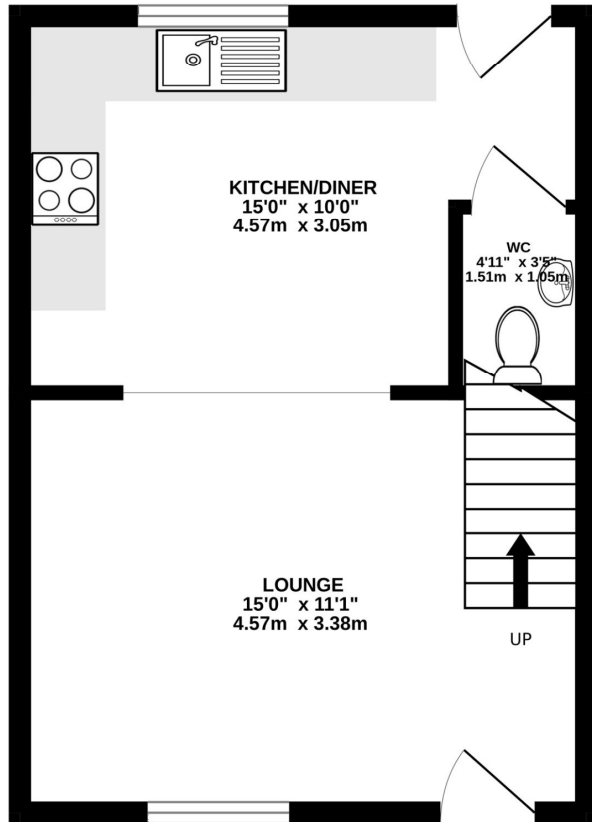
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

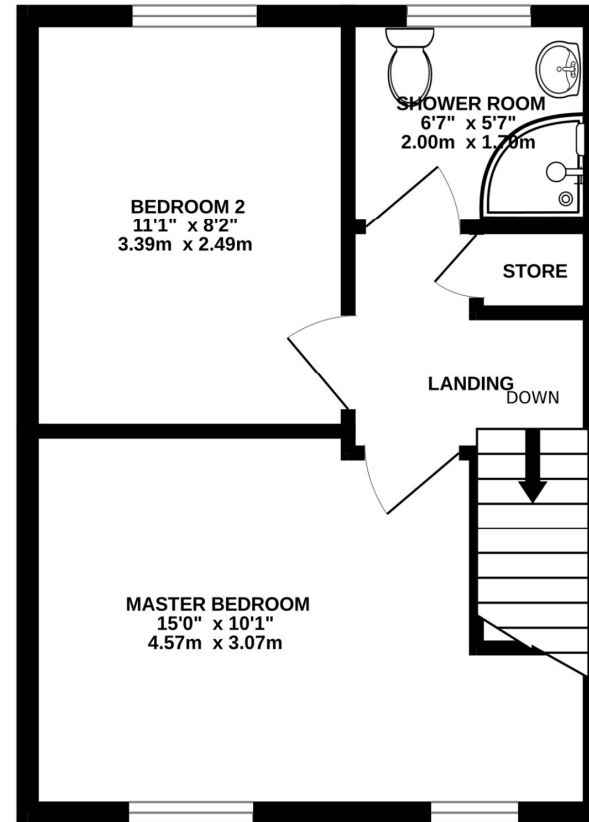
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.

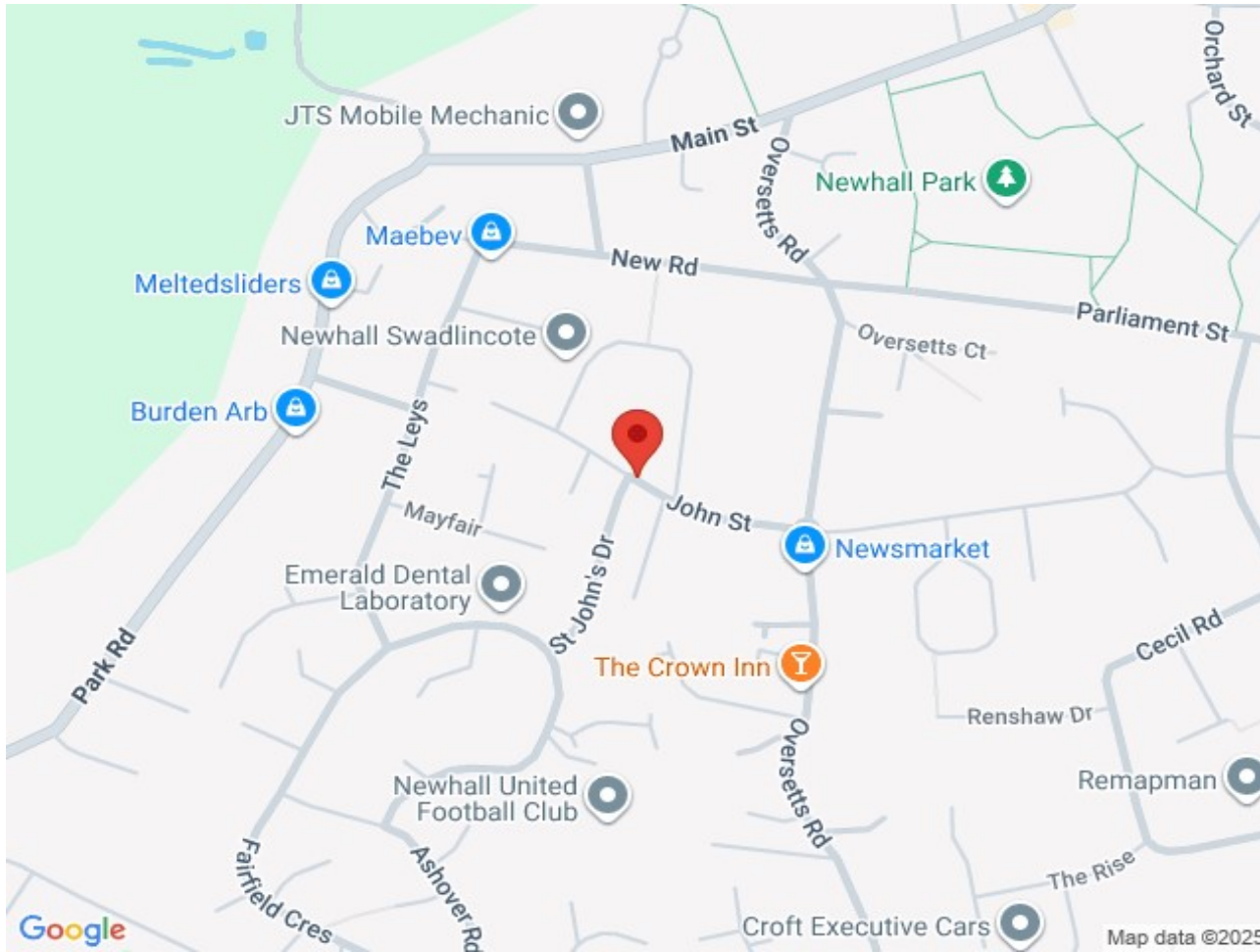


1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	82
(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		
WWW.EPC4U.COM		