



Woodview Road, Newhall, Swadlincote



3



1



1



£170,000

 3    1    1

## Key Features

- No Upward Chain
- Spacious Plot
- Off Road Parking
- Three Well Proportioned Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- EPC rating TBC
- Freehold





\*\*\* No Upward Chain \*\*\*

Newton Fallowell are delighted to present to the market this ideal starter home which offers well proportioned living throughout. Being sold with no upward chain this property comprises of in brief:- reception room, dining room, fitted kitchen and bathroom. First floor offers three well proportioned bedrooms. Outside there is a drive providing ample off road parking. To the rear there is a privately enclosed garden with large patio and extensive lawn.

### Accommodation In Detail

**Front Reception Room** 4.10m x 3.30m (13'6" x 10'10")  
having Upvc double glazed window to front elevation and one central heating radiator.

**Inner Lobby**  
having staircase rising to first floor.

### Open Plan Dining Kitchen

**Dining Area** 3.50m x 4.10m (11'6" x 13'6")  
having understairs storage, array of base and wall mounted units, exposed brick feature fireplace, Upvc double glazed window to rear elevation and one central heating radiator.

**Kitchen Area** 3.10m x 2.20m (10'2" x 7'2")  
having array of base and wall mounted units, Upvc double glazed bay window to side elevation, sink and draining unit with stainless steel mixer taps and one central heating radiator.

**Downstairs Bathroom**  
having walk-in shower, low level wc, pedestal wash basin, two central heating radiators and two obscure Upvc double glazed windows to side elevation.

### On The First Floor

**Landing** 1.80m x 2.90m (5'11" x 9'6")  
leading to:

**Bedroom One** 3.40m x 4.10m (11'2" x 13'6")  
having two Upvc double glazed windows to front elevation, one central heating radiator and overstairs storage cupboard.

**Bedroom Two** 2.50m x 3.90m (8'2" x 12'10")  
having one central heating radiator and Upvc double glazed window to rear elevation.

**Bedroom Three** 2.50m x 2.50m (8'2" x 8'2")  
having storage cupboard which houses the gas fired central heating boiler, one central heating radiator and Upvc double glazed window to rear elevation.

### Outside

To the front of the property is a driveway which provides ample off road parking. To the rear is an extensive patio seating area, lawned area, shrubs, plants and trees.

### 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.





