



Birch Avenue, Swadlincote



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Guide price £210,000



Key Features

- Two Bedroomed Semi Detached Bungalow
- Off Road Parking & Garage
- Conservatory
- West Facing Garden
- Upvc Double Glazing & Gas Fired Central Heating
- New Boiler
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this two bedroomed semi detached bungalow in Newhall. The property benefits from well proportioned rooms, plenty of off road parking, single detached garage, Upvc double glazing and gas fired central heating. In brief the accommodation comprises: - entrance hall, living room, kitchen, conservatory, two bedrooms and bathroom.

Accommodation In Detail

Upvc double glazed door with side panel leading to:

Entrance Porch

having frosted wooden glass entrance door leading to:

Entrance Hall

having fire alarm, BT point, control for central heating and one central heating radiator.

Living Room 4.76m x 3.50m (15'7" x 11'6")

having tiled fireplace with fitted gas fire, BT point, tv aerial point, one central heating radiator, Upvc sliding patio doors and Upvc double glazed window to rear elevation.

Kitchen 2.45m x 2.52m (8'0" x 8'4")

having a range of base and wall mounted units, built-in electric oven, four ring electric hob, composite sink and drainer with mixer tap, tiled splashback and space for fridge/freezer.

Conservatory 2.38m x 2.40m (7'10" x 7'11")

having Upvc lights, plumbing for washing machine, tiling to floor and Upvc double glazed door leading to the garden.

Master Bedroom 3.30m x 3.64m (10'10" x 11'11")

having built-in full width wardrobes with sliding doors, one central heating radiator and Upvc double glazed bow window to front elevation.

Bedroom Two 2.44m x 2.72m (8'0" x 8'11")

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

Bathroom 2.44m x 1.85m (8'0" x 6'1")

having bath with shower over and chrome fittings and brass tap, pedestal wash basin with brass fittings, low level wc, fitted shaver point, cupboard housing the Ideal Logic combi central heating boiler and fitted shelving, access to loft (the loft is heavily insulated), one central heating radiator and Upvc double glazed window to side elevation.

Outside

To the front of the property is a good sized lawned garden and a driveway provides parking for three vehicles. To the rear is a detached single garage, and the garden has a block paved patio, fully enclosed by fencing and mainly laid to lawn.

Garage 2.55m x 5.70m (8'5" x 18'8")

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.

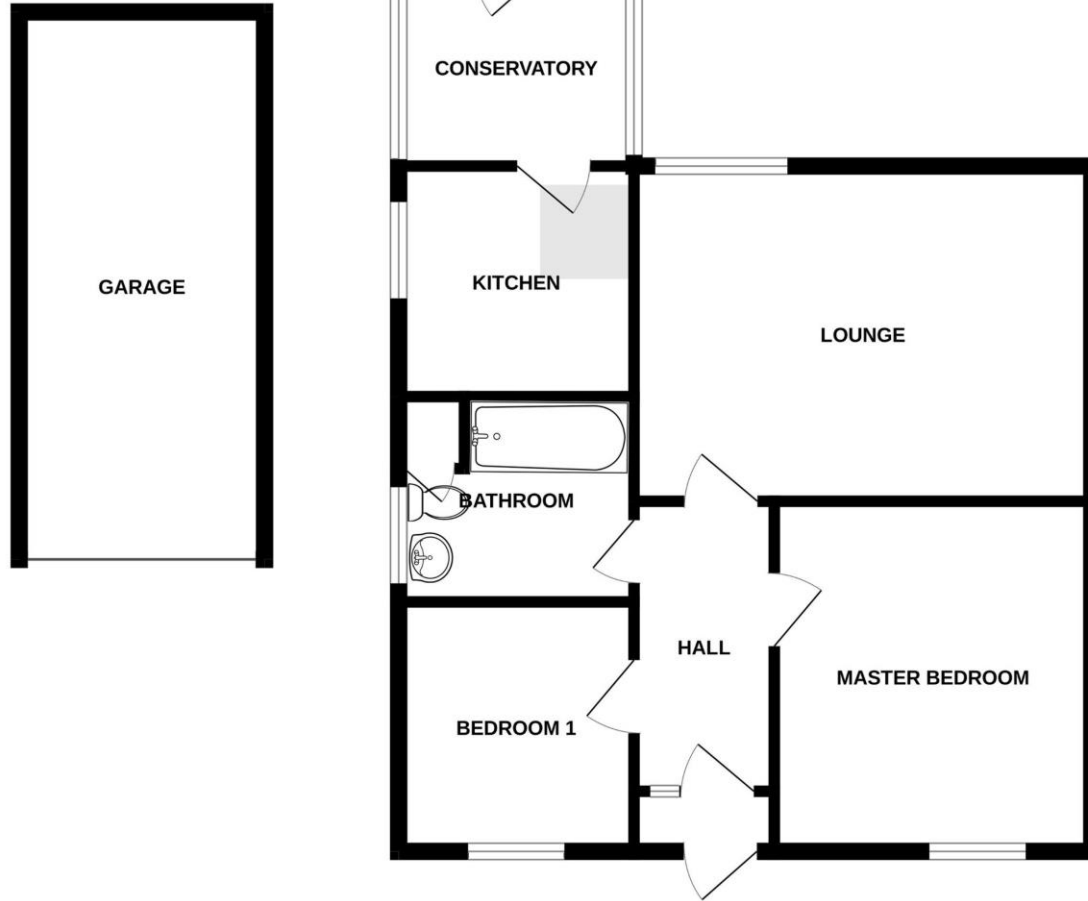
Tenure

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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		