



School Street, Swadlincote



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£135,000



## Key Features

- Great First Buy /Light Refurb
- 2/3 Bed Traditional Terrace
- Lounge & Dining Room
- Kitchen & Lean To
- Shower Room
- Good Sized Patio Garden
- EPC rating E
- Freehold





Situated close to Swadlincote in South Derbyshire, Church Gresley is a thriving and established village, with a variety of amenities and facilities including schools, parks, pubs and shops. Centrally located, it is well placed for access to the A444/M42 and wider ranging retail and leisure facilities in nearby Swadlincote.

The main entrance to the property is to the front, with a door to the lounge, with an electric fire and a further door leading into the dining room. Located to the rear, this has an under stairs cupboard, a door to the stairs and a door to the kitchen. The kitchen has wall and base units, along with appliance spaces and a door to the lean too. The shower room is also located off the kitchen and has an electric shower, wash basin and WC.

To the first floor, the master bedroom is located to the rear and has built in wardrobes and an over stairs cupboard. Bedroom two is also a double, located to the front and accessed via a door way from what could be used as a dressing room, study or third bedroom. \*Please note, as the access to this bedroom is via another, we haven't classed the smaller room as a bedroom. Please refer to the floorplan for further clarity.

To the front, there's a small fore garden. To the side there's a shared entry providing access to the private rear garden which is mainly paved.

SERVICES: Water, mains gas and electricity are connected. 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. MEASUREMENTS: Please note that room sizes are

quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring. TENURE: Freehold - with vacant possession on completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

The property is within South Derbyshire District Council and is listed as a band A property at <https://www.gov.uk/council-tax-bands>.

### Room Sizes

Lounge 4.6m x 3.04m (15.1ft x 10ft)

Dining Room 3.6m x 3.68m (11.8ft x 12.1ft)

Kitchen 1.82m x 2.71m (6ft x 8.9ft)

Lean Too 2.5m x 1.33m (8.2ft x 4.4ft)

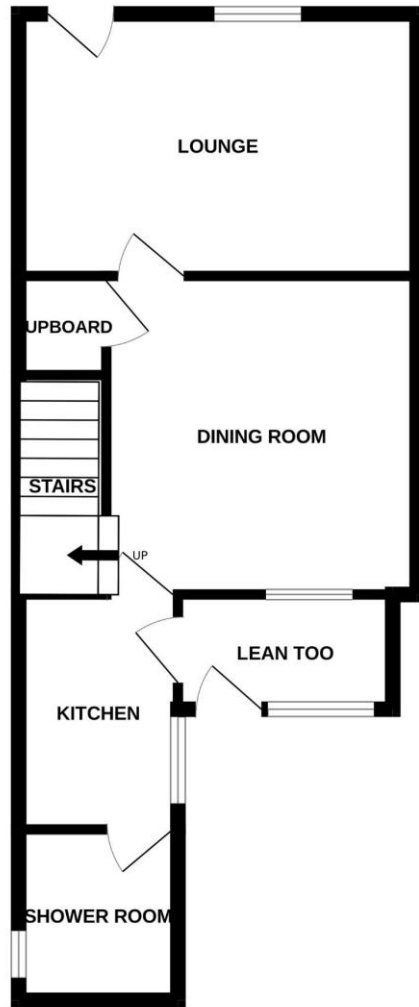
Master Bedroom 3.68m x 3.69m (12.1ft x 12.1ft)

Bedroom Two 3.09m x 3.04m (10.1ft x 10ft)

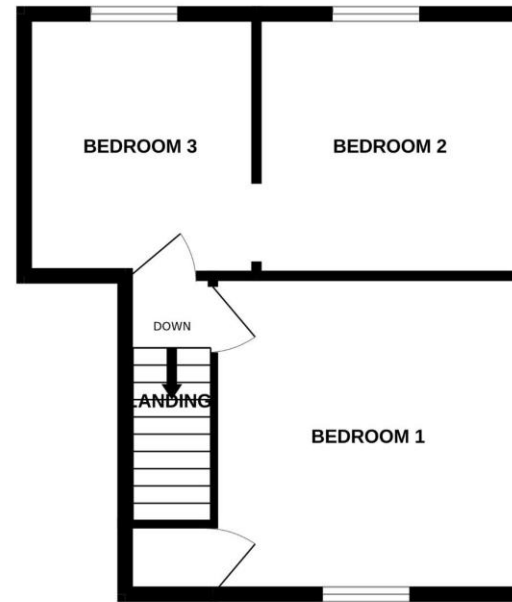
Bedroom Three 2.69m x 3.04m (8.8ft x 10ft)



GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



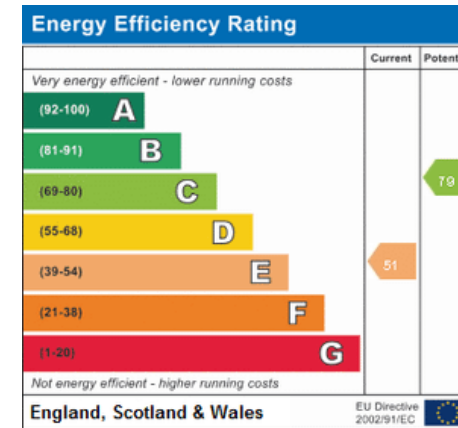
1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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Address:  
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