



Finch Close, Woodville, Swadlincote



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Guide price £165,000



Key Features

- Modern Town House
- Two Bedrooms Plus Attic Room
- Well Presented Accommodation
- Driveway
- Rear Garden
- 'Tenants in Situ' current rent £750pcm
- EPC rating C
- Freehold





Landlords/Investors Smart Modern End Town House For Sale with 'Tenants in Situ' current rent £750pcm. This two bedroom starter home offers well presented accommodation that also includes a lounge, kitchen/diner, bathroom and attic room, along with parking for two cars and a private rear garden. Situated in a cul-de-sac on the popular Birds Estate at Woodville, the property is available immediately - CALL NEWTON FALLOWELL TO VIEW - 01283 217772

Overview Ground Floor

This property has UPVC double glazing and gas central heating throughout. To the front of the property is the main entrance which opens to the lounge, which has stairs off to the 1st floor, electric fire and surround along with access in to the kitchen. The kitchen is to the rear and has a good range of wall and base units along with integrated gas hob, electric oven, extractor overhead and further appliance spaces. There is a rear door to the garden.

Overview First & Second Floors

At the top of the stairs is the landing with the accommodation leading off. The bathroom is situated to the rear and has a white three piece suite, including: bath tub with electric shower overhead, w/c and wash basin. Also at the rear is bedroom two which is a good size single. The master bedroom is to the front and is a good size double with stairs leading up to the attic room, which has storage cupboards in the eaves, a side window and sky light. Completing accommodation on the 1st floor is a storage cupboard which houses the boiler.

Lounge 3.57m x 4.70m (11'8" x 15'5")

Dining Kitchen 3.56m x 2.39m (11'8" x 7'10")

Master Bedroom 3.59m x 3.81m (11'10" x 12'6")

Bedroom Two 1.83m x 3.44m (6'0" x 11'4")

Attic Room 3.28m x 3.57m (10'10" x 11'8")

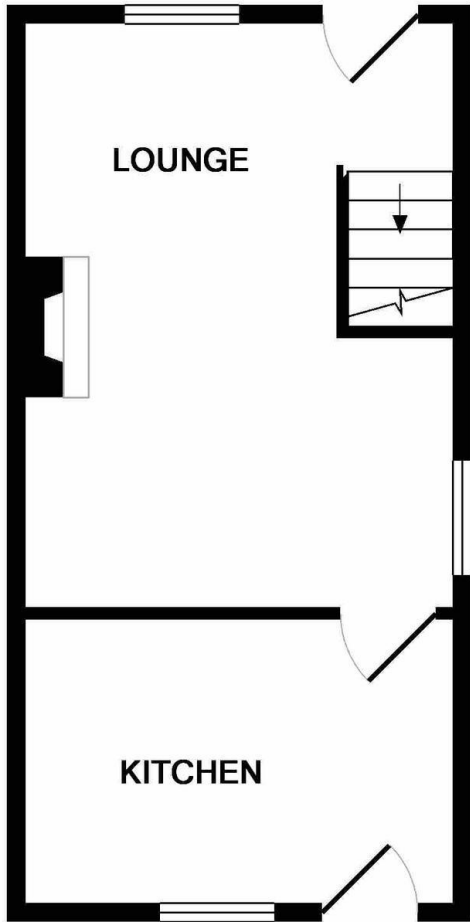
Outside

To the front of the property is a block paved drive. A side gate provides access into the rear garden which is mainly laid to artificial turf and patio.

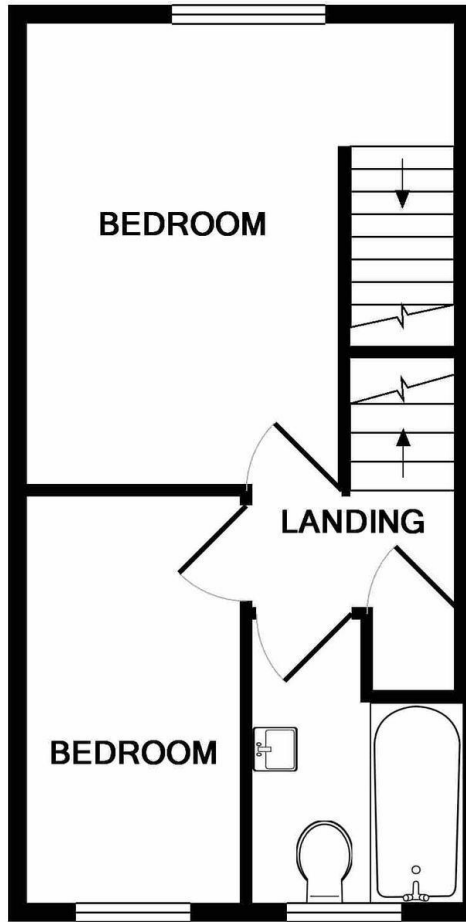
Location

Situated on the popular and conveniently located Birds Estate at Woodville, South Derbyshire. Just a short journey from a wide range of amenities available in Swadlincote and Ashby as well as the National Forest and the commuter routes of the A50/M1 and M42.

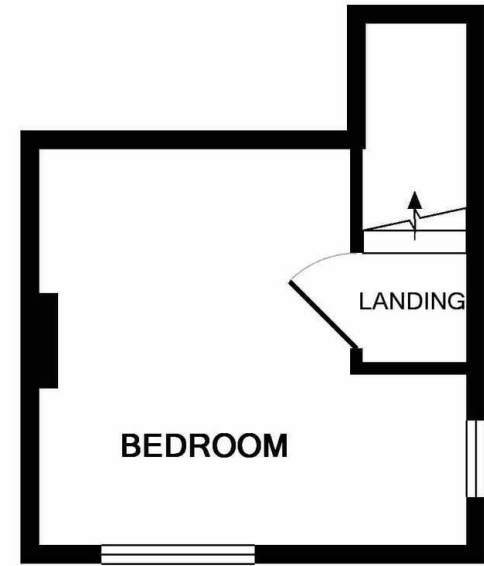




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	82
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		