



Moira Road, Woodville, Swadlincote



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Guide price £165,000



Key Features

- Two Bedroom Mid Town House
- Ideal For First Time Buyer Or Investor
- Off Road Parking To Rear
- West Facing Rear Garden
- Upvc Double Glazing & Gas Fired Central Heating
- Viewings Highly Recommended
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this modern two bedroomed mid terraced home on a sought after modern housing estate. In brief the accommodation comprises: - entrance hall, kitchen, guest cloak room, lounge/diner and on the first floor a landing leads to two double bedrooms and bathroom. The property also benefits from an enclosed rear garden and off road parking. Viewings are highly recommended.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Entrance Hall

having consumer unit for electrics, one central heating radiator, fitted smoke alarm and built-in understairs storage cupboard.

Kitchen 2.84m x 1.85m (9'4" x 6'1")

having base and wall mounted units, granite effect work surfaces, stainless steel sink and drainer with chrome mixer tap, four ring gas hob with extractor over, single electric oven, space for washing machine and fridge/freezer, cupboard housing gas fired combination boiler, extractor fan, carbon monoxide detector and one central heating radiator.

Guest Cloak Room 1.79m x 0.81m (5'11" x 2'8")

having low level wc, pedestal wash basin with chrome mixer tap, one central heating radiator and frosted Upvc double glazed window to front elevation.

Lounge 4.4m x 3.83m (14'5" x 12'7")

having staircase rising to first floor, BT and tv aerial points, one central heating radiator and Upvc double glazed sliding patio doors leading out to the rear garden.

On The First Floor

Landing

having fitted smoke alarm and one central heating radiator.



Master Bedroom 2.7m x 3.83m (8'11" x 12'7")

having tv aerial point, built-in overstairs storage, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Two 2.63m x 3.83m (8'7" x 12'7")

having tv aerial point, one central heating radiator and two Upvc double glazed windows to front elevation.

Family Bathroom 1.8m x 1.88m (5'11" x 6'2")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome fittings and shower together with glass shower screen, extractor fan, fully tiled, access to loft space and one central heating radiator.

Outside

There is a paved pathway leading to the storm porch. To the rear is an enclosed garden which is low maintenance and has a paved patio, small garden shed and a gate leads to parking to the rear.

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

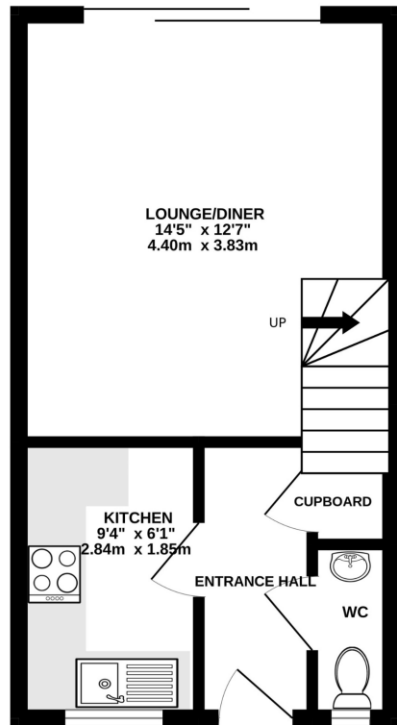
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

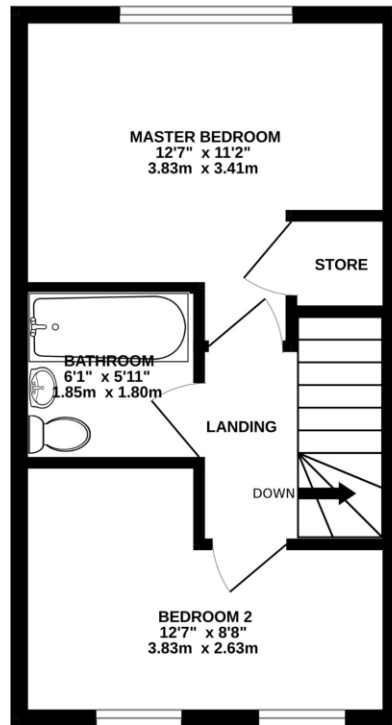
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 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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