



Kestrel Avenue, Woodville, Swadlincote



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£160,000



Key Features

- Modern Two Bedroomed Semi Detached Home
- Upvc Double Glazing & Gas Fired Central Heating
- In Need Of Up-Grading & Refurbishment
- Driveway & Attached Garage
- Great Potential For Investment Or First Time Buyer
- Viewing Recommended
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this two bedroomed modern semi detached home located in a popular head of cul de sac position. With both gas fired central heating and Upvc double glazing the home whilst in need of upgrading offers great potential and in brief comprises: - kitchen, good sized rear sitting room and on the first floor a landing leads to two bedrooms and bathroom. Outside to the front is a fore garden and a driveway leads to an attached garage. To the rear is a reasonably sized but overgrown garden.

Accommodation In Detail

Open Canopied Entrance

having half obscure Upvc double glazed entrance door leading to:

Kitchen 2.46m x 2.2m (8'1" x 7'2")

having a good range of base and wall mounted units, stainless steel sink and draining unit, Upvc double glazed window to front elevation, one central heating radiator and fitted gas fired central heating boiler with timer.

Open Plan Reception Room

having Upvc double glazed window to rear elevation, Upvc double glazed sliding patio doors opening out the rear garden, useful understairs storage cupboard, one double central heating radiator and staircase rising to first floor.

On The First Floor

Half Landing

leading to:

Main Landing

having access to loft.

Bedroom One 2.67m x 3.95m (8'10" x 13'0")

having useful overstairs storage space with range of fitted shelving, two double glazed windows to rear elevation, one central heating radiator and range of built-in wardrobes and drawers.

Bedroom Two 2.54m x 3.1m (8'4" x 10'2")

having Upvc double glazed window to front elevation, one central heating radiator and airing cupboard incorporating lagged hot water cylinder.

Bathroom

having pampas coloured suite comprising pedestal wash basin, low level wc, panelled bath, extensive tiling, one central heating radiator, obscure Upvc double glazed window to front elevation.

Outside

To the front of the home is a lawned fore garden and hard standing together with a tarmac driveway leading to an attached garage with up and over door. To the rear is a reasonably sized but overgrown garden.

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.

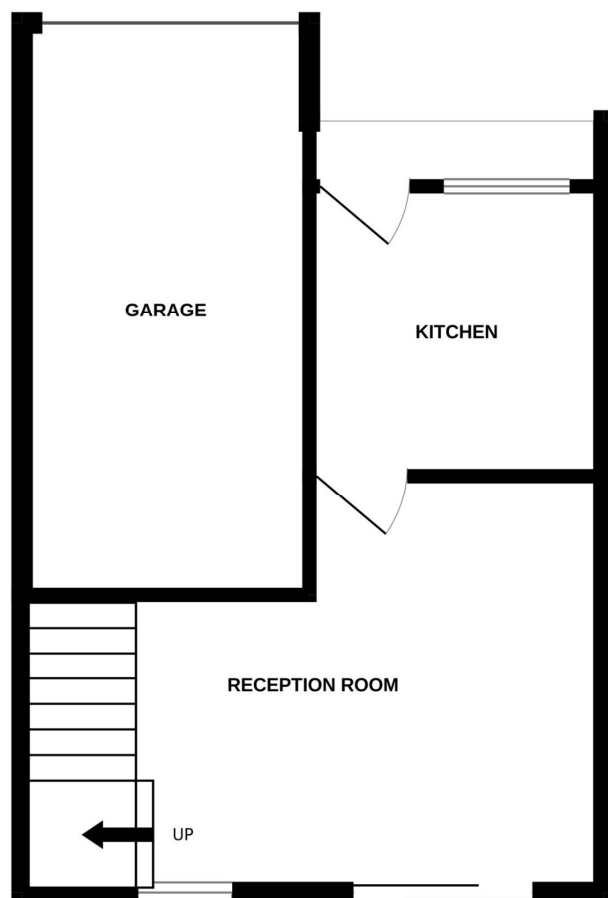
Tenure

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.

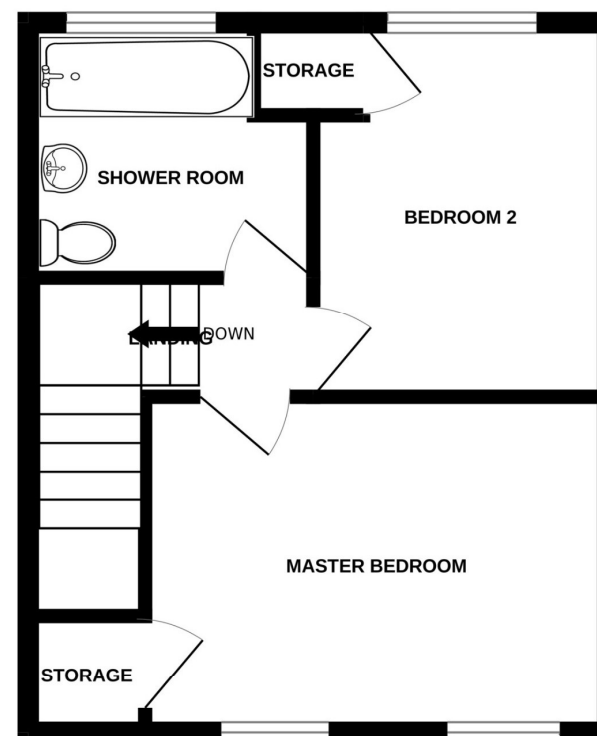
Note

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
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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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