



Chiltern Road, Swadlincote,
Swadlincote



Guide price £170,000



Key Features

- Semi Detached Bungalow
- Two Bedrooms
- Quiet Residential Location
- Off Road Parking
- Upvc Double Glazing & Gas Central Heating
- No Upward Chain
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this two bedroomed semi detached bungalow in this sought after residential area. Providing good sized living space in brief the accommodation comprises: - porch, lounge/diner, kitchen, wet room and two bedrooms. Externally the property benefits from a private rear garden, vehicular access to rear, good sized storage shed and a good sized fore garden. Viewings are highly recommended.

Accommodation In Detail

Frosted Upvc door leading to:

Entrance Porch 0.79m x 1.28m (2'7" x 4'2")

having consumer unit for electrics and door leading through to:

Lounge/Diner 5.64m x 3.32m (18'6" x 10'11")

having electric fire with brick and stone hearth and surround, BT and tv aerial points, control for central heating, one central heating radiator and Upvc double glazed bow window to front elevation.

Kitchen 2.72m x 2.4m (8'11" x 7'11")

having range of base and wall mounted storage units, wood effect laminate work top, stainless steel sink and drainer with chrome taps, tiled splashback, Worcester Bosch combination boiler and Upvc double glazed windows to front and side elevations.

Wet Room 1.65m x 2.38m (5'5" x 7'10")

having low level wc, pedestal wash basin with chrome taps, wet room area with electric shower and shower rail, heated towel radiator, fully tiled and frosted Upvc double glazed window to side elevation.

Master Bedroom 2.71m x 3.32m (8'11" x 10'11")

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

Bedroom Two 2.38m x 2.4m (7'10" x 7'11")

having one central heating radiator and Upvc double glazed French doors leading to rear garden.

Outside

To the front of the property is a fore garden which is mainly laid to lawn with paved pathway, there are also mature bushes and plants. To the rear is a fully enclosed garden which is tiered and has shed space, planting area, fruit tree, astro turfed area and leads to the rear parking space. To the side is a lean-to style tandem storage shed.

Services

All mains services are believed to be connected to the property.

Measurment

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

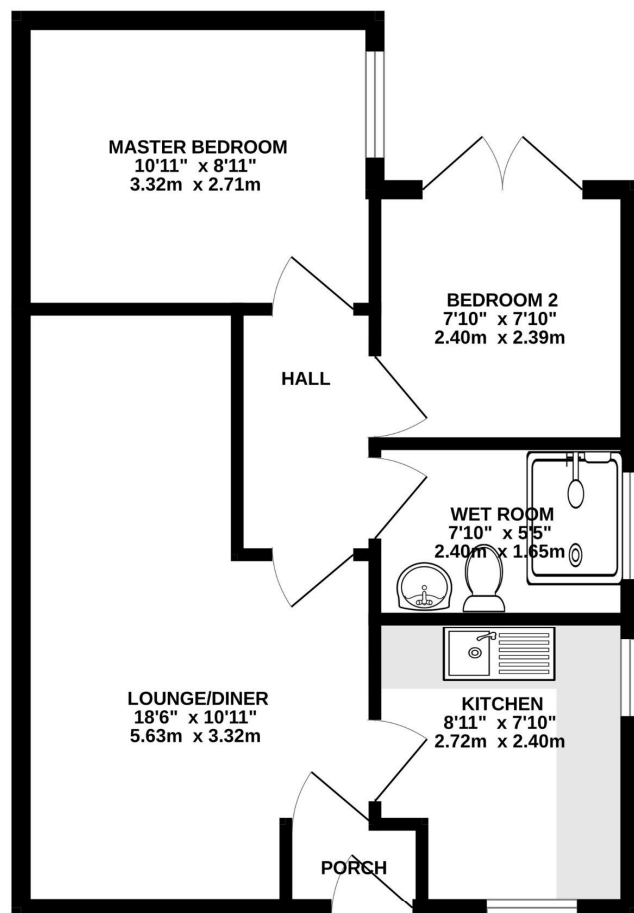
Tenure

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
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 472 sq.ft. (43.9 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.
Made with Metropix ©2024





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		