



Occupation Lane, Woodville,  
Swadlincote





£175,000



## Key Features

- Ideal Starter Home
- Off Road Parking
- Hard Landscaped Rear Garden
- Reception / Dining Room
- Two Well Proportioned Bedrooms
- UPVC Double Glazed
- EPC rating C
- Freehold







\*\*\* Ideal Starter Home \*\*\*

Newton Fallowell are delighted to present to the market this well presented mid terraced property situated ideally for all local amenities. Providing the ideal step onto the property ladder this home comprises of in brief:- entrance hall, guest cloak room, kitchen and rec / dining room. First floor provides two well proportioned bedrooms and a family bathroom. Outside to the rear is a hard landscaped rear garden with further access to allocated parking.

### Accommodation In Detail

#### Entrance Hall 3.1m x 1m (10'2" x 3'4")

having one central heating radiator and storage cupboard.

#### Guest Cloak Room

having low level wc, pedestal wash basin, one central heating radiator and obscure Upvc double glazed window to front elevation.

#### Kitchen 3m x 1.8m (9'10" x 5'11")

having Upvc double glazed window to front elevation, base and wall mounted units, gas fired central heating boiler, plumbing for washing machine, stainless steel sink and drainer, integrated electric fan oven with four ring gas hob and stainless steel extractor fan over and space for fridge/freezer.

#### Lounge/Diner 3.8m x 4.2m (12'6" x 13'10")

having staircase rising to first floor, two central heating radiators, Upvc double glazed sliding doors leading out to rear patio area.

### On The First Floor

#### Landing 2.5m x 0.8m (8'2" x 2'7")

having one central heating radiator.

#### Bedroom One 4m x 3.5m (13'1" x 11'6")

having Upvc double glazed window to rear elevation, one central heating radiator and overstairs storage cupboard.

#### Bedroom Two 4m x 1.8m (13'1" x 5'11")

having two Upvc double glazed windows to front elevation and one central heating radiator.

### Family Bathroom

having low level wc, pedestal wash basin, panelled bath with shower over and one central heating radiator.

### Outside

To the rear is a hard landscaped enclosed rear garden with patio seating area and a gate leads to off road parking.

### 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.

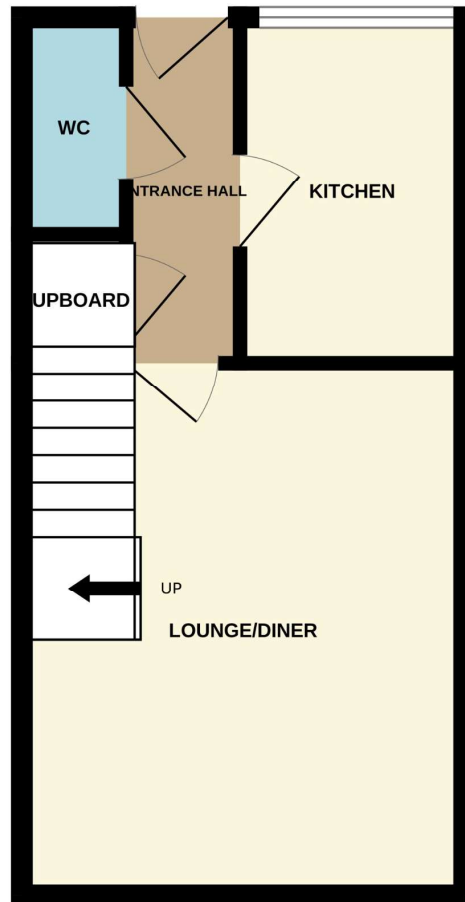
### Tenure

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.

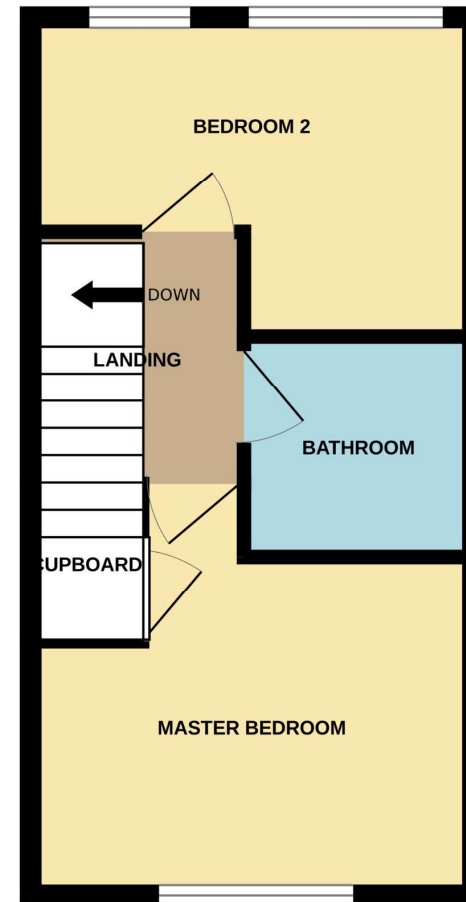
### Note

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  
285 sq.ft. (26.5 sq.m.) approx.

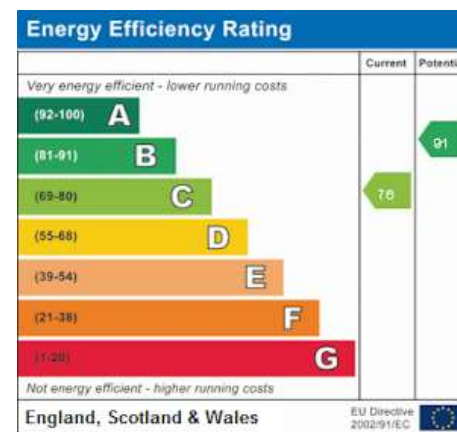
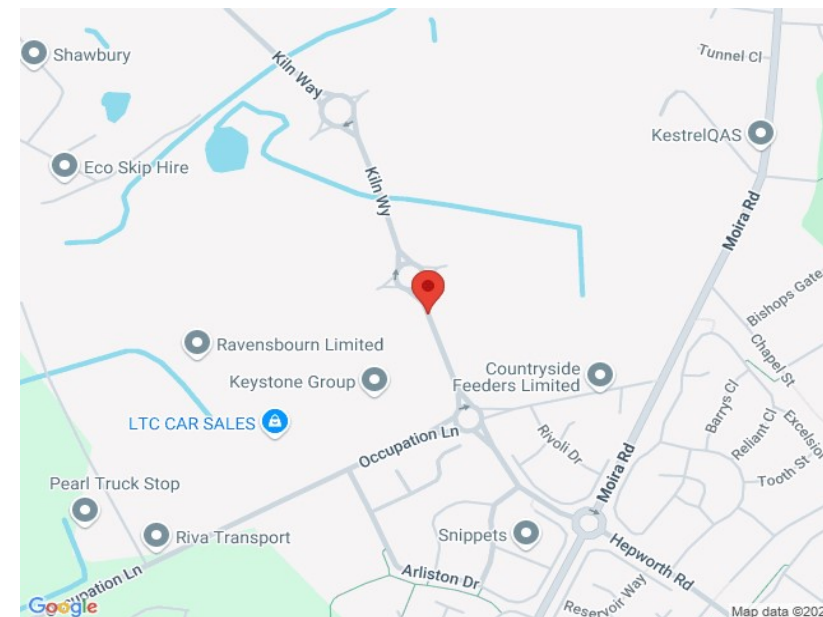


1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (52.9 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.  
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