



# 4 Granville Street

Swadlincote, Woodville, DE11 7JQ

Guide price £115,000



AN EXCELLENT OPPORTUNITY HAS ARISEN!!

House NO 41 SOLD IN APRIL 2024 FOR £150,00 & another house SOLD IN MARCH 2024 for £155,000. Both were in (fair) condition, this property is therefore an absolute BARGAIN!

Dwellings Estate Agents are delighted to present to the market this two-bedroom terraced house in a popular and convenient location. Well-positioned with a good range of local amenities and good transport links. This house is being sold CHAIN FREE.

The Vendors are "Legally Seller Ready". What do we mean by this term? The Vendors have Solicitors instructed; all the paperwork is prepared on file & searches have been requested. The searches will be provided to any prospective buyer and their Solicitor. CASH BUYERS The key can be provided to any prospective buyer upon EXCHANGE subject to completion taking place 49 days thereafter.



LOUNGE 13'9" x 10'5" (4.20m x 3.18m)

KITCHEN 10'4" x 10'4" (3.16m x 3.15m)

STORE

CONSERVATORY

MASTER BEDROOM 10'5" x 10'2" (3.20m x 3.12m)

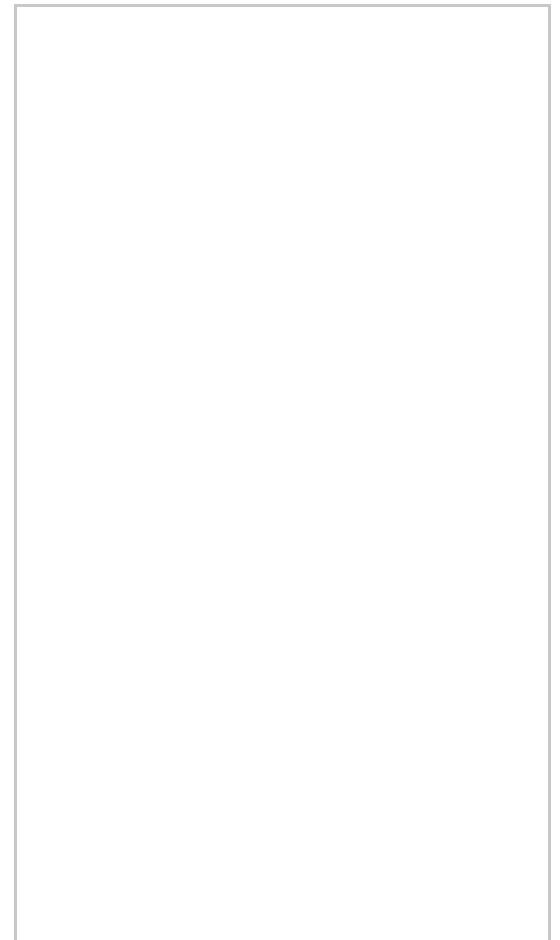
BEDROOM TWO 10'4" x 10'4" (3.17m x 3.15m)

FAMILY BATHROOM 7'6" 6'10" (2.30m 2.10m)

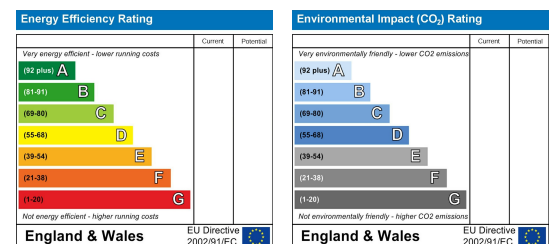
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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