



The Shrubby
Woodville SWADLINCOTE

The Shrubby Woodville SWADLINCOTE DE11 8BN

for sale offers over
£125,000



Property Description

This two bedroom 1st floor maisonette is situated in a popular residential location in Woodville, Swadlincote. A viewing is highly recommended in order to appreciate the space on offer both inside and out. The accommodation comprises of lounge, kitchen, two bedrooms and the bathroom.

Outside to the front is the driveway providing off road parking, the garden to side is mainly laid to lawn with outbuilding, while to the rear is an enclosed garden mainly laid to lawn with stoned area for seating

stoned area for seating

Lounge

13' 10" x 11' 8" (4.22m x 3.56m)

Carpeted with feature electric fire, window to rear elevation

Kitchen

9' 7" x 9' 7" (2.92m x 2.92m)

A range of wall and base units with work surfaces over, inset sink and drainer, tiled splash backs, integral electric hob and oven with space for fridge freezer, washer and dryer

Master Bedroom

15' 4" max x 12' 11" max (4.67m max x 3.94m max)

Carpeted with two windows to front elevation

Bedroom Two

16' 6" into bay x 11' 10" (5.03m into bay x 3.61m)

Carpeted with window to front elevation

Bathroom

White suite comprising of low level w/c, hand wash basin and bath with electric shower over, tiled splash backs, frosted window to rear elevation. Heated towel rail

Outside

Outside to the front is the driveway providing off road parking, the garden to side is mainly laid to lawn with outbuilding, while to the rear is an enclosed garden mainly laid to lawn with





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/BUT209524

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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