



Bernard Street  
Woodville SWADLINCOTE







### Property Description

This two bedroom end terraced property is offered with no upward chain and situated in the popular residential location of Woodville, Swadlincote. The ground floor comprises of lounge and breakfast kitchen along with access down to the cellar, while to the first floor there are two bedrooms and the bathroom. Outside to the rear is a generously sized enclosed garden mainly laid to lawn with patio areas

### Lounge

11' 9" x 10' 10" ( 3.58m x 3.30m )  
Solid wood flooring, window to front. Radiator

### Breakfast Kitchen

12' 3" x 11' 9" ( 3.73m x 3.58m )  
A range of base units with work surfaces over, integral electric hob and oven with space for washer and fridge, window and door out to rear garden

### Master Bedroom

11' 11" x 11' 2" ( 3.63m x 3.40m )  
Solid wood flooring with window to front elevation. Radiator

### Bedroom Two

12' 3" x 6' 6" ( 3.73m x 1.98m )  
Solid wood flooring with window to rear elevation. Radiator

### Bathroom

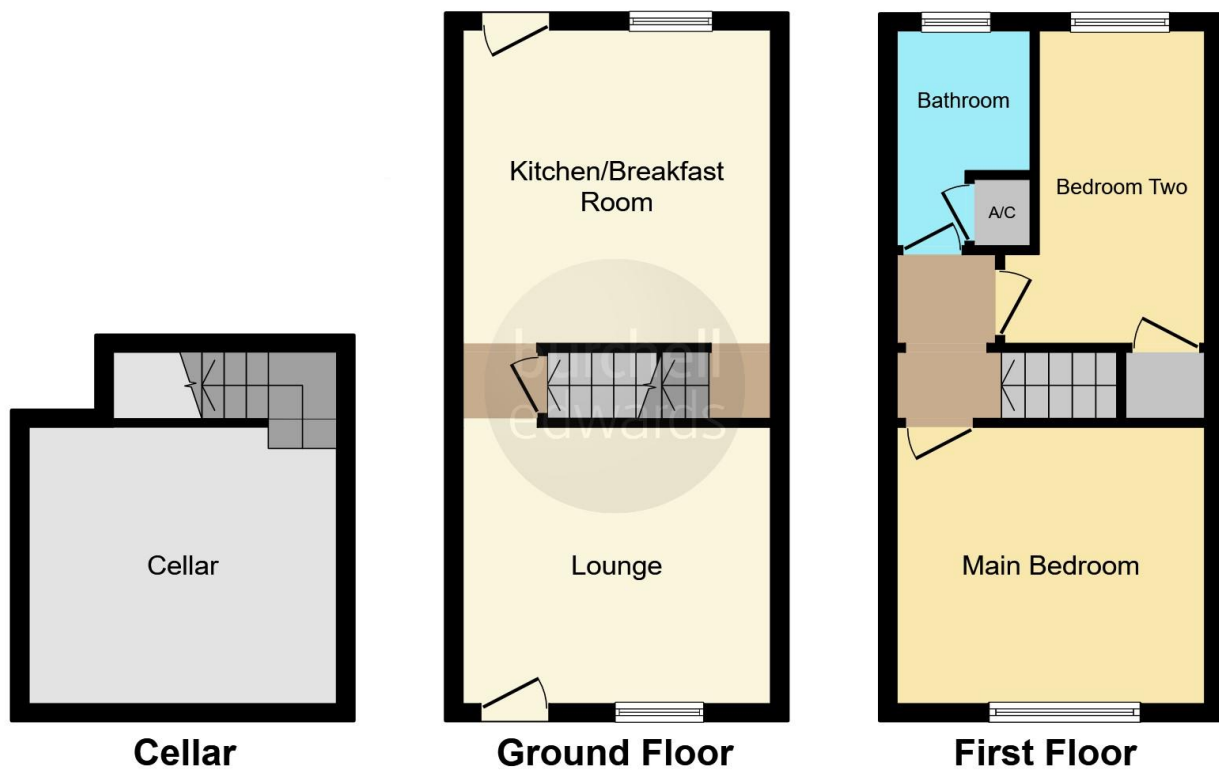
White suite comprising of low level w/c, hand wash basin and bath, tiled floor to ceiling, frosted window to rear elevation along with airing cupboard

### Outside

Outside to the rear is a generously sized enclosed garden mainly laid to lawn with patio areas







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](http://www.focalagent.com)

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Britannia House Station Street  
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**EPC Rating: E**

**Tenure: Freehold**

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