



**burchell
edwards**

Granville Street, Woodville, SWADLINCOTE, DE11 7JQ

for sale offers over
£120,000



Property Description

A two bedroom terraced home that would be an ideal first time buy or investment buy to let in the popular area of Woodville. Offered for sale with no upward chain, this fantastic property has a surprising amount of living space for a two bedroom home. With a garden and garage to the rear, ground floor bathroom, breakfast kitchen and so much more! Book your viewing with Burchell Edwards today!

Rear Hallway

Double glazed window and French doors to rear elevation.

Lounge

12' 2" x 11' 4" (3.71m x 3.45m)

Double glazed window and double glazed panel door to front elevation, two central heating radiators.

Kitchen/ Diner

12' 2" x 11' 10" (3.71m x 3.61m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, central heating radiator, access to cellar, space and plumbing for washing machine.



Bedroom One

11' 9" x 10' 9" (3.58m x 3.28m)

Double glazed window to front elevation, central heating radiator and built in wardrobes.

Bedroom Two

12' 1" x 11' 11" (3.68m x 3.63m)

Double glazed window to rear elevation, central heating radiator, loft access via hatch and cupboard housing central heating boiler.

Bathroom

Double glazed windows to rear and side elevations, W.C, wash hand basin, bath and half tiled walls.

Front Garden

Small frontage.

Rear Garden

lawned area and access to garage.









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

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210611



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUT210611 - 0002