



Kestrel Avenue, Woodville, Swadlincote





Kestrel Avenue, Woodville, Swadlincote, DE11 7QG

for sale offers over  
**£180,000**



### Property Description

I am pleased to present this terraced house for sale, ideally located close to local amenities and schools. This neutrally decorated property is perfect for first-time buyers or investors alike. The accommodation is arranged over two floors and offers a generous living space. As you enter, you are greeted by the open-plan reception room which provides a comfortable area for relaxation and entertainment. This room also benefits from direct access to a well-maintained garden, presenting a wonderful opportunity for outdoor enjoyment. The property features an open-plan kitchen, equipped with all necessary appliances. The kitchen offers a dining space, creating an inviting area for family meals or social gatherings. Upstairs, the house boasts two double bedrooms, offering ample space for furnishings. These are served by a well-appointed bathroom with a double shower enclosure, providing a luxurious touch to the property. The property is energy efficient with an EPC rating of 'C', ensuring a comfortable living environment all year round. It falls under the council tax band 'B' which is an added benefit for the new owners. One of the unique features of this property is the availability of parking space, including a single garage, ensuring secure off-street parking for your vehicle. Furthermore, there is a driveway leading up to the garage, adding to the convenience. In summary, this house offers a blend of comfort, convenience and affordability, making it an excellent choice

### Entrance Hallway

Leading directly into the kitchen.

### Lounge

16' 2" x 11' 6" ( 4.93m x 3.51m )

Bright and airy lounge space with access to the rear garden.

### Kitchen

13' 5" x 7' 8" ( 4.09m x 2.34m )

Open plan complete with integrated appliances.



## Bedroom 1

12' 9" Max x 11' 9" ( 3.89m Max x 3.58m )  
Main double bedroom.

## Bedroom 2

12' 3" x 8' 4" ( 3.73m x 2.54m )  
Double bedroom.

## Shower Room

Double shower enclosure, pedestal sink and a low flush wc.

## Outside

There is a driveway to the front of the property leading to the garage.

## Garden

Laid to lawn with a patio area.

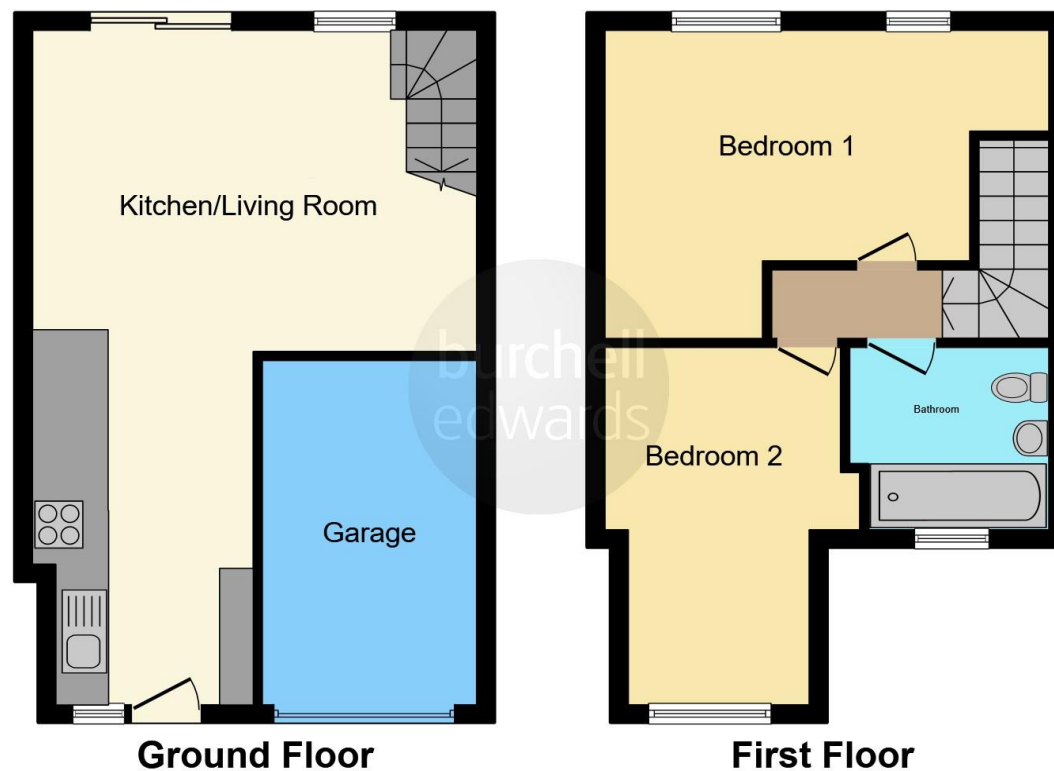












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C Council Tax  
 Band: A

Tenure: Freehold

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