



Swadlincote Road
Woodville Swadlincote

Swadlincote Road Woodville Swadlincote DE11 8DB

for sale guide price
£110,000



Property Description

SOLD WITH NO UPWARDS CHAIN - A well presented terrace property located in the heart of Woodville, with great transport links into Burton, Ashby & Derby. Boasting two double bedrooms, a ground floor bathroom, Spacious Living/Dining room & Kitchen. The property also benefits from Gas Central heating & Double-glazed windows throughout.

To the ground floor you enter into the lounge/dining room leading into the fitted kitchen & into the Bathroom. To the first floor you have two considerable double bedrooms - Ideal for First Time Buyers or Investors

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

UPVC panelled entrance door with glazed panel over in to:-

Lounge/Diner

12' 5" x 9' 3" (3.78m x 2.82m)

Lounge Area

Having space for an electric fire, laminate floors, central heating radiator, UPVC double glazed window to the front elevation, ceiling light point, arched opening to:-

Dining Area

Having a UPVC double glazed window to the rear elevation giving aspect over the garden. Door to:-

Kitchen

12' 5" x 6' (3.78m x 1.83m)

Having tiled flooring, UPVC double glazed window giving aspect over the rear garden, matching base and wall units with laminate work surfaces over, space for an oven, space for an under counter fridge and an under counter freezer, one and a quarter bowl composite sink with mixer tap over, ceramic tiled splashbacks, loft access, door giving access to:-

Inner Hall

Having door giving access to the garden and door to a useful storage cupboard. Straight ahead is a door to:-

Downstairs Bathroom

9' 1" x 5' 11" (2.77m x 1.80m)

Having WC, wash hand basin and large walk in shower with disabled access, ceiling light point.

Stairs To First Floor

Bedroom One

12' 5" x 9' 4" inc chimney breast recess (3.78m x 2.84m inc chimney breast recess)

Having a carpeted floor, built in storage cupboard which houses the boiler providing domestic hot water and central heating, could also be used for laundry storage, space for a chest of drawers and wardrobe, UPVC double glazed window to the rear elevation, central heating radiator, ceiling light point.

Bedroom Two

12' 3" x 10' 6" (3.73m x 3.20m)

Having UPVC double glazed window to the front elevation, central heating radiator, carpeted floors, space for a triple wardrobe, space for a chest of drawers, ceiling light point.

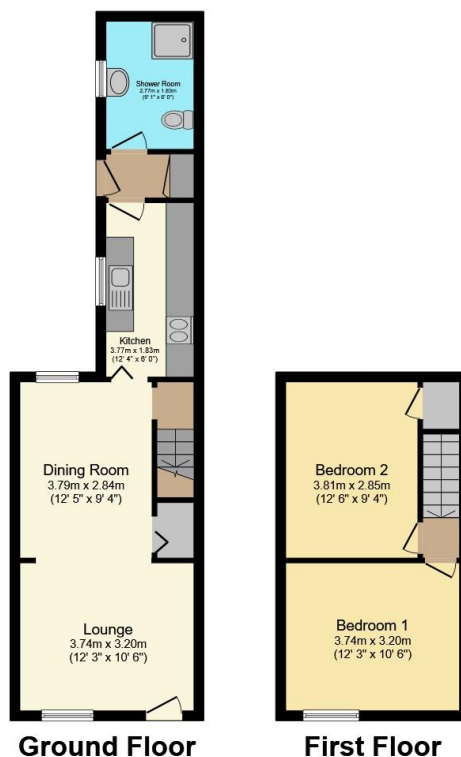
Outside

Yard/Garden with fence









Total floor area 68.1 m² (733 sq.ft.) approx

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.propertybox.io



To view this property please contact Ashley Adams on

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Property Ref: MEL205743 - 0004

Tenure:Freehold EPC Rating: Awaited

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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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