



New Road, Woodville, Swadlincote,  
Derbyshire



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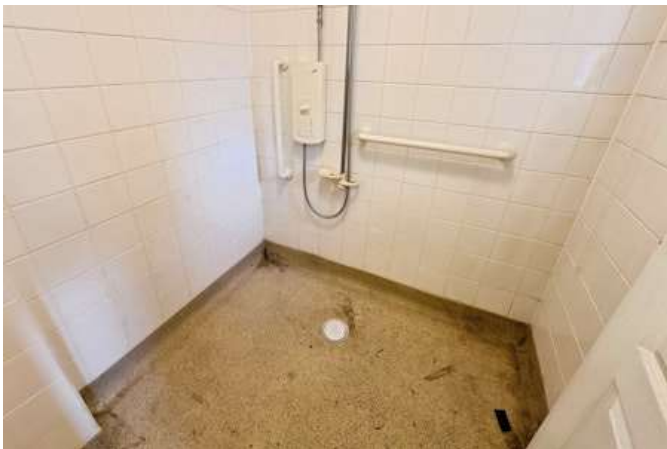
£175,000



## Key Features

- Substantial Victorian Home
- Requiring Some Up-Grading & Improvement
- Two Large Double Bedrooms
- Two Reception Rooms
- Pleasant Location
- Large Rear Garden Plot
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this substantial Victorian end terraced home which provides a discerning purchaser an excellent opportunity to acquire an home offering great potential. In brief the accommodation comprises: - entrance lobby, entrance hall, bay windowed front sitting room, rear sitting room, kitchen, utility area, guest cloak room and wet room. On the first floor a landing leads to two very large bedrooms and bathroom with sumptuously appointed suite. To the front is a small fore garden and to the rear is a large yard with two brick built stores, extensive hard landscaped garden and summerhouse.

### Accommodation In Detail

#### Arched Entrance Lobby

having original Minton tiled floor and half obscure Upvc double glazed entrance door with obscure double glazed light over leading to:

#### Entrance Hall 4m x 1.35m (13'1" x 4'5")

having staircase rising to first floor, stepped moulded plaster coving to ceiling and one central heating radiator.

#### Front Sitting Room

having Upvc double glazed walk-in bay window to front elevation, one central heating radiator, feature fireplace with marble backplate and hearth together with fitted gas fire, stepped moulded plaster coving to ceiling and double half glazed doors leading through to:

#### Rear Sitting Room 3.67m x 3.34m (12'0" x 11'0")

having feature fireplace with black marble backplate and hearth together with inset Living Flame gas fire, coving to ceiling, Upvc double glazed window to rear elevation, one central heating radiator, fitted smoke alarm and large useful understairs storage cupboard with shelving and thrall.

#### Kitchen 3.02m x 2.98m (9'11" x 9'10")

having a good range of light oak effect base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, Upvc double glazed bow window to side elevation, Upvc half obscure double glazed door to side, one central heating radiator, integrated appliances including four ring gas hob with electric oven under and extractor over, integrated dishwasher and fridge freezer, ceramic tiling to floor and low intensity spotlights to ceiling.

#### Inner Hallway/Utility Area 1.32m x 1.56m (4'4" x 5'1")

having plumbing for washing machine, one central heating radiator and full height storage cupboard.

#### Guest Cloak Room

having low level wc, wall mounted wash basin, half tiling complement to walls, obscure Upvc double glazed window to side elevation and heated chrome ladder towel radiator.

#### Wet Room 2.12m x 2.33m (7'0" x 7'7")

having non-slip flooring, full tiling complement to walls, obscure Upvc double glazed window to side elevation and fitted extractor.



## On The First Floor

### Landing

having coving to ceiling, access to loft and one central heating radiator.

### Master Bedroom

having a large bank of built-in wardrobes, one central heating radiator, coving to ceiling and twin Upvc double glazed windows to front elevation.

### Bedroom Two 2.82m x 3.96m (9'4" x 13'0")

having Upvc double glazed window to rear elevation, coving to ceiling and centre ceiling rose.

### Sumptuously Appointed Bathroom 3m x 2.77m (9'10" x 9'1")

having four piece suite comprising pedestal wash basin, low level wc, quadrant shower enclosure, roll top claw footed bath with Victoria style mixer taps and shower attachment, obscure Upvc double glazed window to rear elevation, one central heating radiator, low intensity spotlights to ceiling, coving to ceiling and full height cupboard containing Baxi condensing combi gas fired central heating boiler.

### Outside

To the front of the home is a fore garden laid to slabs and set behind a dwarf wall. To the rear is a concrete yard area which in turn leads to two brick built stores, beyond which is an extensively hard landscaped garden with large summerhouse at the far extent of the garden.



## Services

All mains services are believed to be connected to the property.

## Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.







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