

Occupation Road, Albert Village, DE11

£145,000

Swadlincote

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 2

This charming two-bedroom end-of-terrace property, available with no onward chain, offers a superb opportunity to craft a comfortable home in the desirable Albert Village. While some improvements are required, this residence boasts two well-proportioned reception rooms and a private, enclosed rear garden, perfect for outdoor enjoyment.

Upon entering, a versatile front reception room offers flexibility for a dining area or additional living space. The second reception room, currently serving as the main living area, features a usable open fire, providing a cosy focal point. The spacious kitchen benefits from Velux windows, ensuring a bright and airy atmosphere for culinary pursuits.

Upstairs, you will find two generous bedrooms. Bedroom 1 includes two built-in wardrobes, offering ample storage. Bedroom 2 provides convenient over-stairs storage. The bathroom is equipped with a bath and a separate shower cubicle.

To the rear, a private, enclosed garden provides a serene outdoor retreat. Steps lead to the main garden space, complemented by a patio area and a practical storage shed.

Situated in the sought-after Albert Village, the property offers easy access to local amenities and major transport routes, enhancing daily convenience.

Viewings are highly recommended to appreciate the potential this home offers. Please contact Cadley Cauldwell on 01283 217251 to arrange your appointment.

Freehold /Council Tax Band: A / EPC: F

Front reception room - 3.63m x 3.07m (11'11" x 10'1")

Reception Room 2 - 3.63m x 3.4m (11'11" x 11'2") Has a usable open fire.

Kitchen - 4.11m x 3.35m (13'6" x 11'0") Spacious kitchen with Velux windows

Bedroom 1 - 3.63m x 3.4m (11'11" x 11'2") With 2 built-in wardrobes.

Bedroom 2 - 3.63m x 3.43m (11'11" x 11'3") Over-stairs storage houses the water tank and provides storage space.

Bathroom - 2.97m x 1.7m (9'9" x 5'7") Bath with separate shower cubicle.

To the rear Private enclosed garden with steps leading to the main garden space, patio area and storage shed.

Important information The back boiler is no longer serviceable. The property does not have gas but the seller has received a quote for an LPG tank to be added and a new boiler fitted. For more information please enquire with our office.

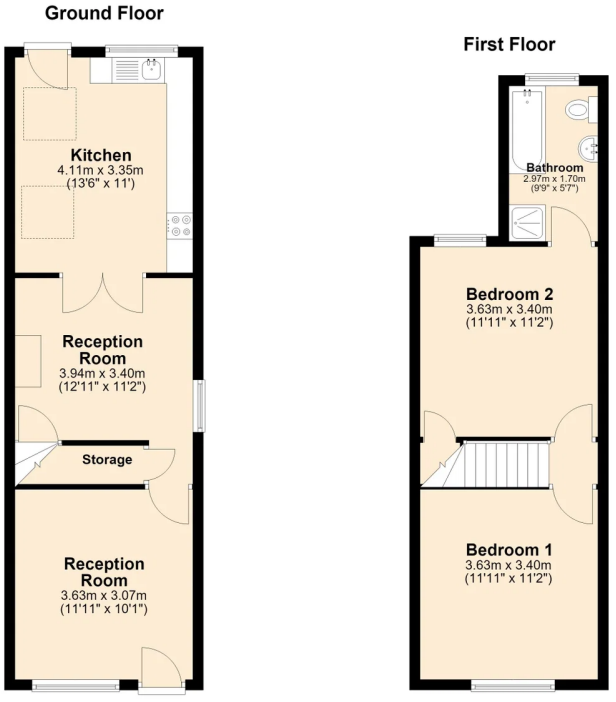











Ground Floor
Kitchen
4.11m x 3.35m
(13'6" x 11')
Reception Room
3.94m x 3.40m
(12'11" x 11'2")
Storage
Reception Room
3.63m x 3.07m
(11'11" x 10'1")
First Floor
Bathroom
2.97m x 1.70m
(9'9" x 5'7")
Bedroom 2
3.63m x 3.40m
(11'11" x 11'2")
Bedroom 1
3.63m x 3.40m
(11'11" x 11'2")



Cadley Cauldwell

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