



Frederick Street, Woodville, Swadlincote, DE11 8BX

Nicholas  
**Humphreys**

£160,000

\*\*\* Landlords Only \*\*\* Ongoing Investment Opportunity \*\*\* Currently Tenanted \*\*\* £750 pcm Obtained \*\*

A modern semi-detached home conveniently positioned within close proximity to Swadlincote town centre and local amenities. The property is approached via a front fore garden with front entrance door opening directly into the lounge. The lounge is positioned on the front elevation with door to the inner hallway, originally portioned off from the lounge area, with stairs rising to the first floor accommodation

Across the rear elevation is the fitted kitchen, incorporating a built-in double oven and four-ring electric hob. There is space for a fridge freezer and washing machine and door providing access to the rear garden.

To the first floor, the master double bedroom is positioned to the front aspect whilst the second generously proportioned bedroom overlooks the rear elevation. The bathroom is fitted with a three-piece white suite. The home has electric heating and hot water emersion heater.

Externally, shared side access leads to the enclosed rear garden, designed for ease of maintenance with a combination of patio and gravel areas, along with a garden shed. Off-road parking is located to the far rear elevation within a shared parking area.



### **The Accommodation**

A modern semi-detached home conveniently positioned within close proximity to Swadlincote town centre and local amenities. The property is approached via a front fore garden with front entrance door opening directly into the lounge.

The lounge is positioned on the front elevation and features laminate flooring, a window to the front aspect, a wall-mounted electric storage heater, and a door leading through to the inner hallway. The inner hall provides a useful below-stairs storage cupboard, laminate flooring, and staircase rising to the first-floor accommodation.

Across the rear elevation is the fitted kitchen, offering a selection of base cupboards and drawers with matching eye-level wall units, incorporating a built-in double oven and four-ring electric hob. There is space for a fridge freezer and washing machine, an electric storage heater, and a window and door providing access to the rear garden.

To the first floor, the landing has a window to the side elevation. The master double bedroom is positioned to the front aspect with window and electric heater, whilst the second generously proportioned bedroom overlooks the rear elevation and benefits from an electric heater and a useful over-stairs storage cupboard. The bathroom is fitted with a three-piece white suite comprising a low-level WC, hand wash basin, and panelled bath with electric shower over, along with an airing cupboard housing the hot water immersion heater.

Externally, side access leads to the enclosed rear garden, designed for ease of maintenance with a combination of patio and gravel areas, along with a garden shed. Off-road parking is located to the far rear elevation within a shared parking area.

### **Lounge**

3.33m x 3.20m (10'11 x 10'6)

### **Inner Hallway**

### **Kitchen**

3.20m x 2.39m (10'6 x 7'10)

### **Bedroom One**

3.20m x 3.02m (10'6 x 9'11)

### **Bedroom Two**

3.20m x 2.39m (10'6 x 7'10)

### **Central Bathroom**

### **Rear Garden & Parking**

Being sold with tenant in occupation, therefore the buyer will require buy to let finance or be a cash buyer.

Property construction: Standard

Parking: Drive within a shared access area

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric Room Heaters

Council Tax Band: A

Local Authority: South Derbyshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

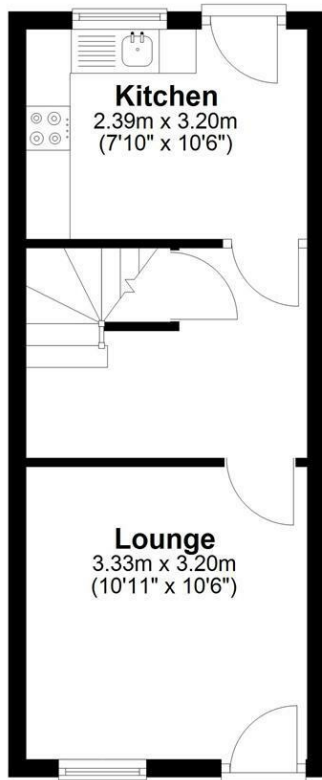
Draft details awaiting vendor approval and subject to change



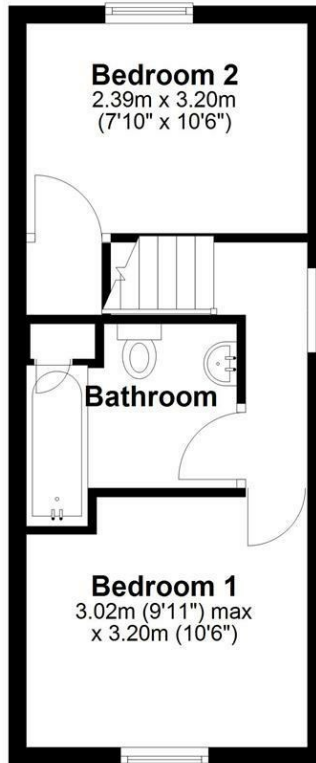




### Ground Floor

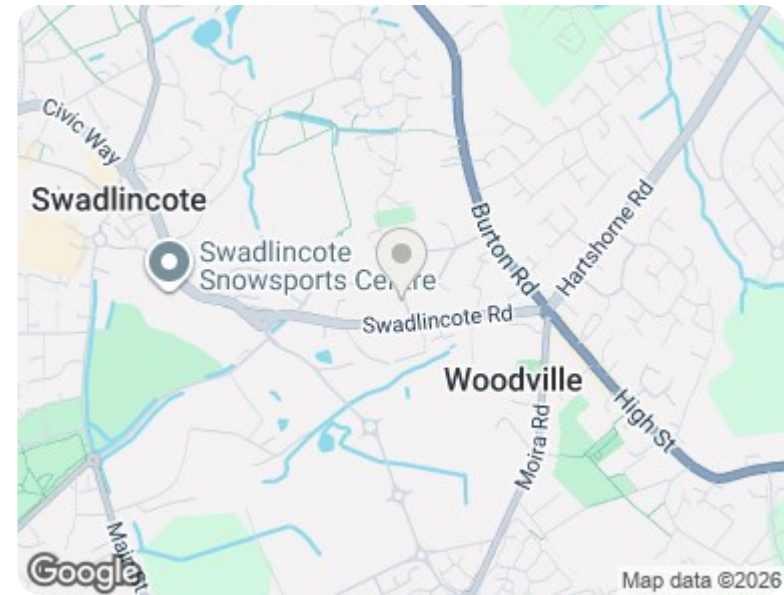


### First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.

Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective Licence Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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