

Frederick Street

Woodville, Swadlincote, Derbyshire, DE11 8BX

John German





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Guide Price £130,000

A beautifully presented two-bedroom first-floor maisonette built in 2013, offering elevated views across Swadlincote and nearby green spaces. Lovingly maintained by its original owner, it's ideal for first-time buyers, investors, or professional couples and small families.

Accessed via its own private entrance, the property welcomes you into a useful hallway providing space for coats and shoes, with stairs rising to the first-floor landing. A large window fills the landing with natural light whilst framing pleasant views across Swadlincote.

The heart of the home is the spacious open-plan living and dining room, offering excellent flexibility for both relaxing and entertaining. There is ample room for lounge furniture alongside a family dining table and chairs, whilst large windows take full advantage of the elevated position, enjoying attractive views across Swadlincote towards open fields. The elevated setting creates a wonderful sense of privacy, security and allows a pleasant breeze to flow through the property.

Leading from the living space, the well-appointed kitchen is fitted with a range of wall and base units complemented by generous U-shaped work surfaces and tiled splashbacks. Appliances include a gas hob with extractor hood above, built-in oven and a double sink, whilst there is further space for a washing machine and tall fridge freezer.

An inner hallway provides access to both double bedrooms, the family bathroom and a useful storage cupboard. Both bedrooms comfortably accommodate a double bed alongside additional bedroom furniture, making them equally suitable as principal or guest accommodation.

The family bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin, WC and heated radiator. In addition to the internal storage cupboard, the property also benefits from loft space, providing further practical storage.

Externally, the property enjoys excellent kerb appeal, surrounded by attractive communal green spaces that create a welcoming community feel amongst this small collection of maisonettes. There is one allocated parking space together with visitor parking, whilst additional unrestricted on-street parking is readily available nearby.

Situated on Frederick Street in the popular area of Woodville, the property is conveniently positioned within easy reach of local amenities, schools and transport links. Nature lovers will also appreciate the nearby nature reserve, just a short walk away, offering pleasant walks and open green space.

This superb maisonette combines modern, low-maintenance living with generous accommodation, attractive views and an excellent location, making it a fantastic opportunity for first-time buyers, downsizers, young families and investors alike.

Tenure: Leasehold - Approximately 87 years remaining.

Service charge: £994.25 per annum. Ground rent: £150 per annum
(purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Allocated parking space

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

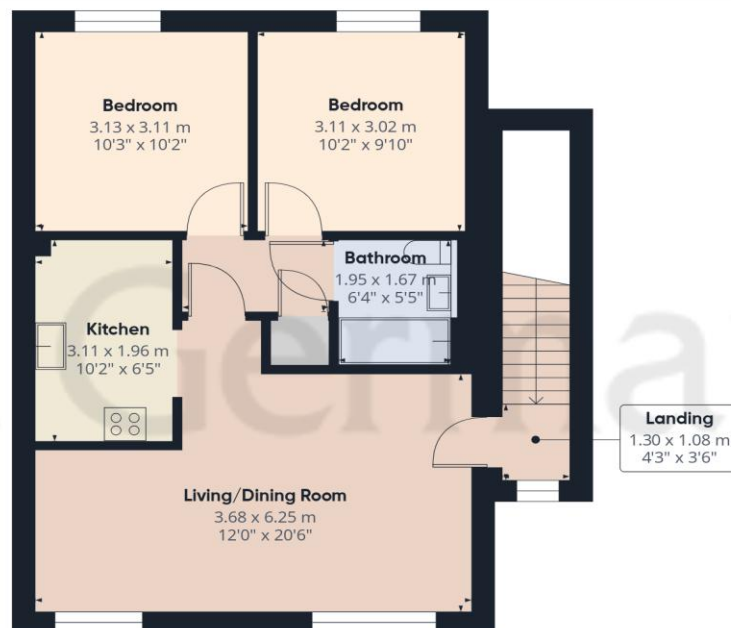
Local Authority/Tax Band: South Derbyshire District Council / Tax Band A





Hallway
1.23 x 1.11 m
4'0" x 3'7"

Ground Floor



Floor 1

Approximate total area⁽¹⁾

60.4 m²

652 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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