

Thorn Street, Woodville, Swadlincote, DE11

£100,000

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

This traditional **two-bedroom mid-terrace home** in Woodville presents a superb opportunity for those seeking a rewarding project or a strategic investment, offered with **no onward chain**. Perfectly positioned within walking distance of Woodville centre, and with excellent access to local schools, amenities, and major transport links, this property combines convenience with potential.

Step inside to discover a spacious kitchen/diner (5.97m x 2.84m) featuring a practical under-stairs cupboard, providing a generous canvas for a modern transformation. The welcoming lounge (3.91m x 3.15m) at the front of the home offers a comfortable space to relax and unwind. The ground floor also benefits from a rear lobby (1.12m x 0.84m) and a convenient downstairs bathroom (1.98m x 1.93m).

Upstairs, you will find two well-proportioned bedrooms. Bedroom One (3.89m x 3.12m) offers ample space for furniture arrangements. Bedroom Two (3.25m x 2.9m) includes a useful boiler cupboard, adding to the practical storage solutions within the home.

Externally, the property provides on-street parking to the front. To the rear, a private, off-set garden awaits, complete with mature trees and shrubs, offering a tranquil outdoor space ready for landscaping. A right of way over a neighbour's garden provides additional access, access to a gravelled parking area at the rear adds convenience.

In need of a full refurbishment, this property allows a new owner to create a bespoke living space tailored to their tastes. With a Council Tax Band A, EPC Rating E, and freehold status, this home is ready for its next chapter.

Contact Cadley Cauldwell today to arrange your viewing on 01283 217251!

Kitchen/Diner - 5.97m x 2.84m (19'7" x 9'4")
Under stairs cupboard

Lounge - 3.91m x 3.15m (12'10" x 10'4")

Rear lobby - 1.12m x 0.84m (3'8" x 2'9")

Bathroom - 1.98m x 1.93m (6'6" x 6'4")

Bedroom One - 3.89m x 3.12m (12'9" x 10'3")

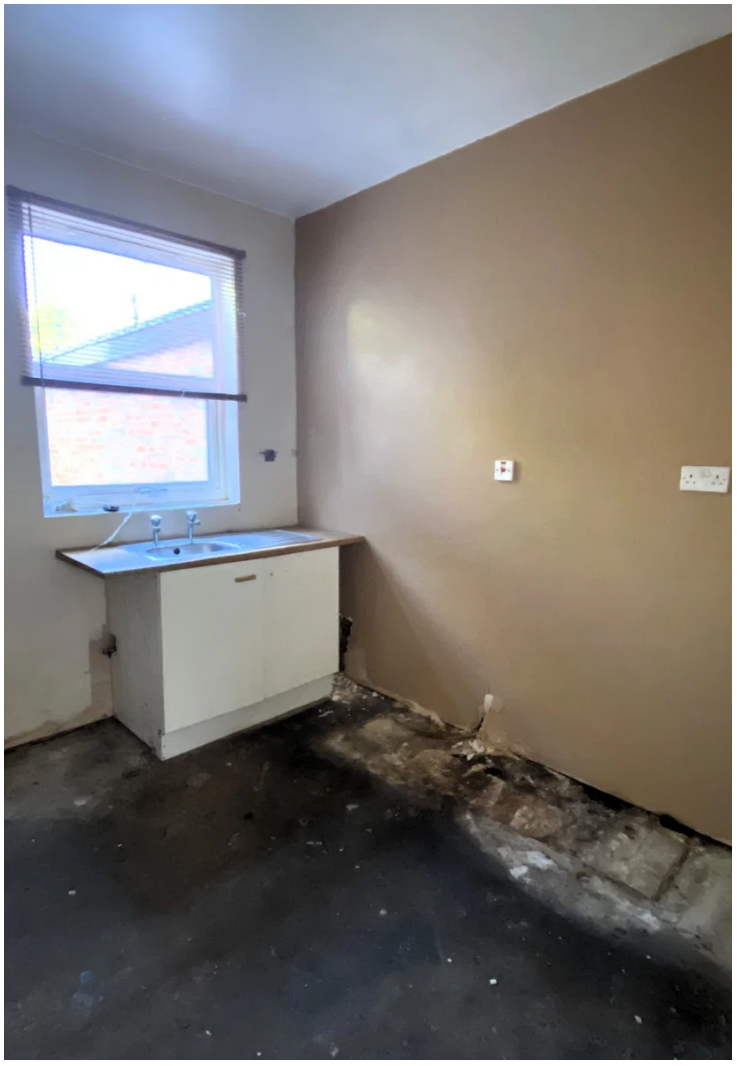
Bedroom Two - 3.25m x 2.9m (10'8" x 9'6")
Boiler cupboard

Front
On street parking

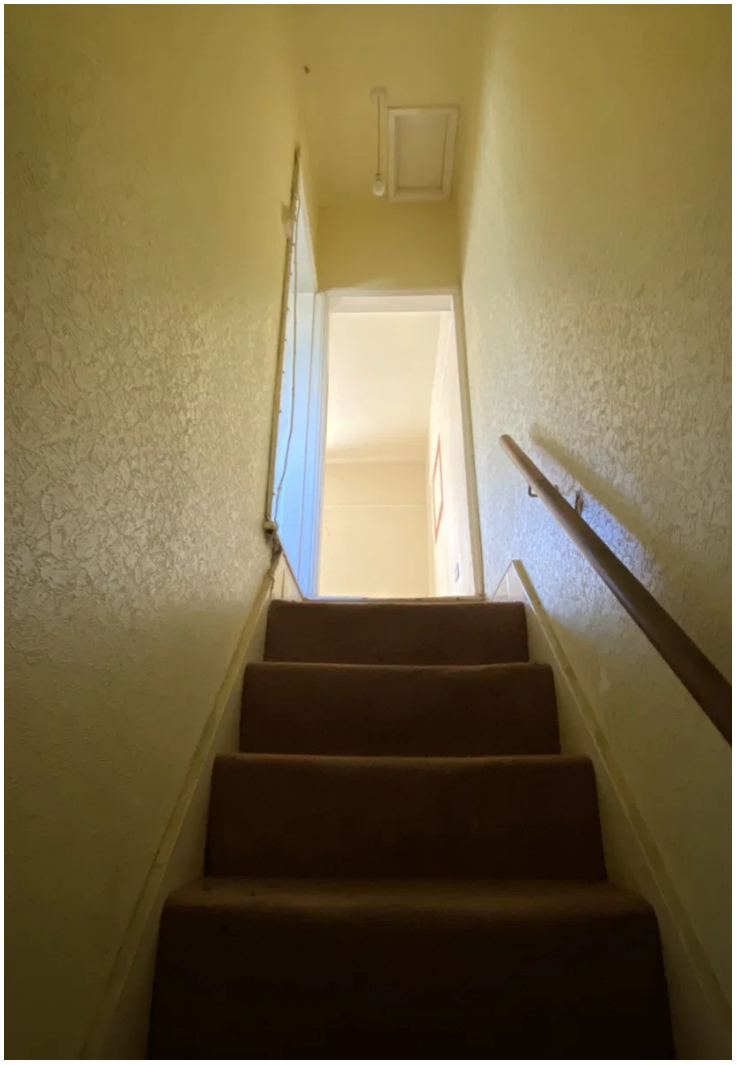
Rear
Enclosed off-set garden with mature trees & shrubs. ROW over neighbours garden. Gravelled parking area.



















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