



Fabis Close, Swadlincote, Derbyshire



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£160,000



Key Features

- End Terraced Home
- Two Well Proportioned Bedrooms
- No Upward Chain
- Plenty Of Off Road Parking & Garage
- Good Sized Rear Garden
- In Need Of Some Modernisation
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned two bedroomed end terraced home on a quiet residential estate in Swadlincote. Benefitting from plenty of off road parking and scope for more this home needs a little updating but is perfect for any first time buyer of investor. In brief the accommodation comprises: - porch, lounge, dining kitchen and on the first floor a landing leads to two bedrooms and shower room. To the rear of the property is a great sized enclosed garden, number of gardens sheds and a detached single garage with block paved parking in front. Viewings are highly recommended.

Master Bedroom 4.2m x 2.75m (13'10" x 9'0")

having carpet to floor, one central heating radiator and two Upvc double glazed windows to front elevation.

Bedroom Two 2.44m x 2.83m (8'0" x 9'4")

having built-in overstairs storage cupboard, carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

Shower Room 1.67m x 1.89m (5'6" x 6'2")

having low level wc, pedestal wash basin with chrome mixer tap, walk-in quadrant shower cubicle with glass sliding doors and electric shower, full tiling complement, extractor fan, light with shaver point, one central heating radiator, vinyl flooring and frosted Upvc double glazed window to rear elevation.



Accommodation In Detail

Upvc double glazed door with frosted Upvc double glazed side panel leading to:

Porch

having consumer unit for electrics, wood effect laminate flooring, power, lighting and doorway leading through to:

Lounge 4.2m x 3.71m (13'10" x 12'2")

having staircase rising to first floor, carpet to floor, two central heating radiators and two Upvc double glazed windows to front and side elevations.

Dining Kitchen 4.2m x 2.85m (13'10" x 9'5")

having range of base and wall mounted units, granite effect work surface, stainless steel sink and drainer with chrome mixer tap, space for oven but extractor over, space for fridge/freezer and washing machine, gas fired combination boiler, vinyl flooring, one central heating radiator, two Upvc double glazed windows to rear elevation and Upvc double glazed door to rear.

On The First Floor

Landing

having access to loft space.

Outside

To the front of the home is a small fore garden which is mainly laid to lawn and to the side is a block paved driveway providing parking for one vehicle. To the rear is an enclosed tiered garden, the first tier has a large paved patio area ideal for entertaining, second tier there is further paving mature plants and shrubs, there are two large garden sheds and at the bottom of the garden is a detached single garage with block paved parking in front.

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

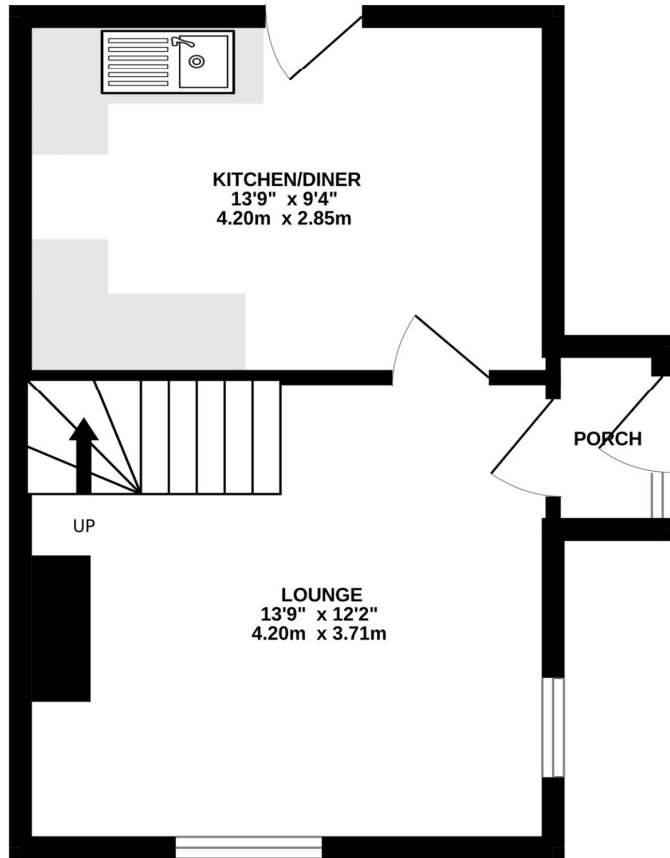
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

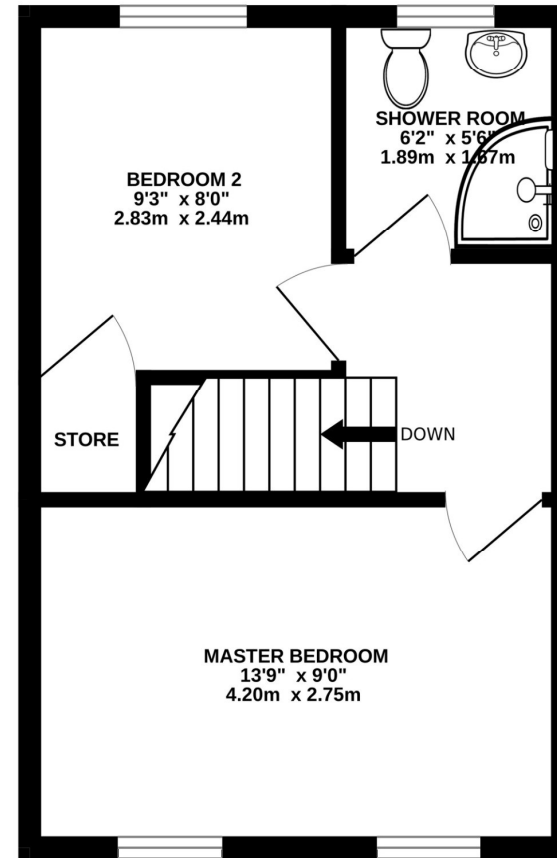
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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 cooperation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.

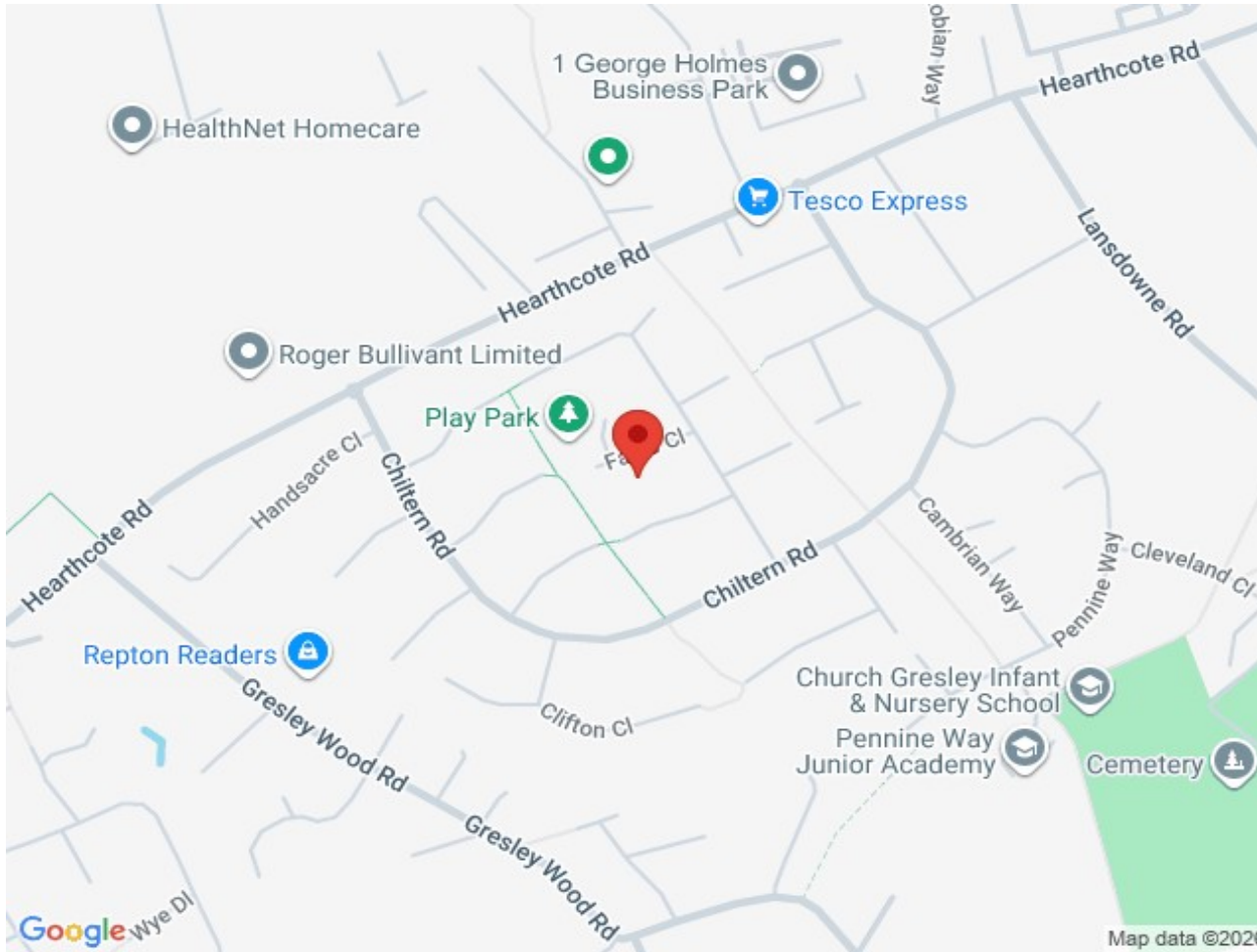


1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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