



Main Street, Albert Village,
Swadlincote, Derbyshire



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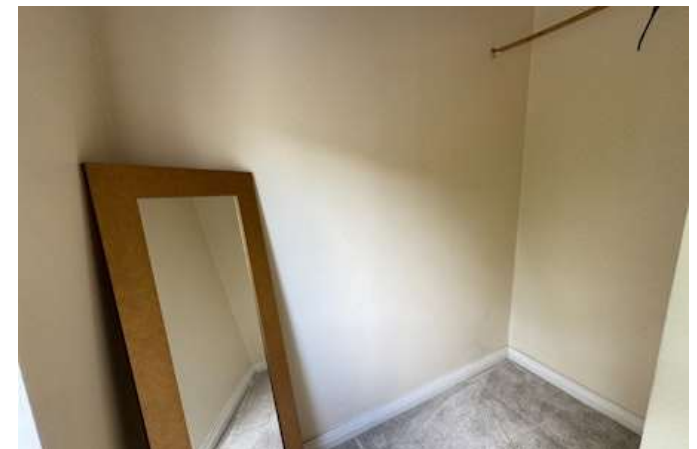
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£152,500



Key Features

- No Upward Chain
- Two Bedroomed Mid Terraced Home
- Master Bedroom With Small Dressing Area
- Lounge/Diner
- Great Sized Garden
- Upvc Double Glazing & Gas Central Heating
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this great sized two bed roomed mid terraced home in the desirable village of Albert Village. With no upward chain and immediate vacant possession this property ideal for any first time buyer of investor. Overall the property is in good condition and in brief comprises: - lounge diner, kitchen and on the first floor a landing leads to two double bedrooms, the master bedroom with a small dressing area and a good sized well appointed bathroom. Viewings are highly recommended.

Accommodation In Detail

Frosted upvc double glazed door leading to:

Lounge Diner 3.99m x 6.4m (13'1" x 21'0")

having built-in downstairs storage cupboard, consumer unit for electrics and electric meter, staircase rising to first floor, carpet to floor, thermostat for central heating, large central heating radiator and two Upvc double glazed windows to front and rear elevations.

Kitchen 1.7m x 4.67m (5'7" x 15'4")

having range of base and wall mounted units, stainless steel sink and drainer with chrome mixer tap, space for gas cooker, washing machine and fridge/freezer, gas fired combination boiler, wood effect vinyl flooring, one central heating radiator, Upvc double glazed door to side elevation and Upvc double glazed windows to side and rear elevations.

On The First Floor

Landing

having access to loft space and carpet to floor.

Master Bedroom 2.95m x 2.15m (9'8" x 7'1")

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

Dressing Area/Wardrobe Space 1m x 2.12m (3'4" x 7'0")

having carpet to floor and Upvc double glazed window to front elevation.

Bedroom Two 2.9m x 3.1m (9'6" x 10'2")

having carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

Bathroom 2.14m x 4.16m (7'0" x 13'7")

having low level wc, pedestal wash basin with chrome mixer tap, tiled splashback, roll top style bath with chrome mixer tap and hand held shower over, tiling around bath area, glass and chrome shower screen, built-in storage cupboard with shelves, wood effect vinyl flooring, large chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.

Outside

A shared entry way leads to the rear which has a concrete courtyard area and shared access leads to the garden. The garden has a paved seating area, space for garden shed, great sized lawned area and further wild garden.

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.

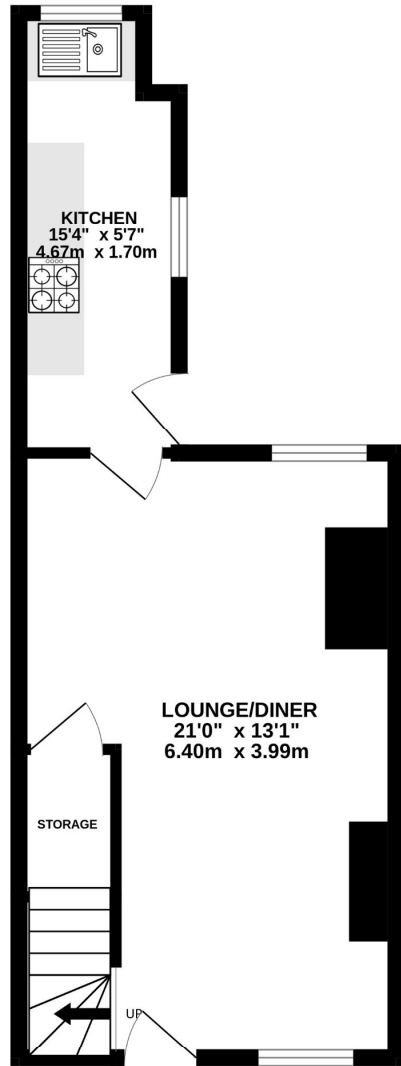
Tenure

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.

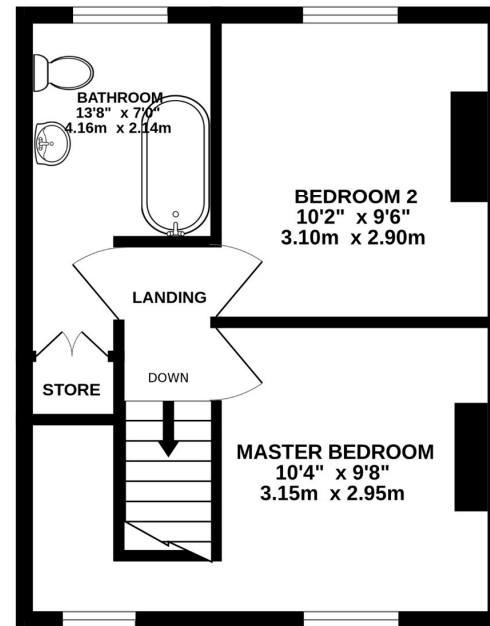
Note

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 co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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