



Thorn Street Mews Thorn Street,
Woodville, Swadlincote, Derbyshire



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£145,000



Key Features

- End Terraced Home
- Two Bedrooms
- Abundance Of Off Road Parking
- Fully Enclosed Rear Garden
- Upvc Double Glazing & Gas Fired Central Heating
- Ideal For First Time Buyers Or Investors
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned, two bedroomed end terraced home centrally located in Woodville close to schools, shops and transport links. Benefitting from plenty of off road parking and good sized enclosed rear garden the property is ideal for any first time buyer or investor. In brief the accommodation comprises: - lounge, breakfast kitchen and on the first floor a landing leads to a large master bedroom, single bedroom and family bathroom. Viewings are highly recommended.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Lounge 3.59m x 4.18m (11'10" x 13'8")

having staircase rising to first floor, consumer unit for electrics, media points, wood effect laminate flooring, one central heating radiator and Upvc double glazed window to front elevation.

Breakfast Kitchen 3.59m x 2.77m (11'10" x 9'1")

having range of base and wall mounted units, wood effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, electric oven, four ring gas hob, space for washing machine, space for fridge/freezer, gas fired central heating boiler, tiled splashback, wood effect laminate flooring, one central heating radiator, Upvc double glazed window to rear elevation and frosted Upvc double glazed door to rear.

On The First Floor

Landing

having access to loft space.

Master Bedroom 3.59m x 3.2m (11'10" x 10'6")

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

Bedroom Two 1.8m x 2.83m (5'11" x 9'4")

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

Bathroom 1.69m x 1.93m (5'6" x 6'4")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome mixer tap and electric shower over, full height tiling around bath area, half height behind toilet and sink, built-in storage underneath bath, wood effect vinyl flooring, one central heating radiator and frosted Upvc double glazed window to rear elevation.

Outside

To the front of the property is a good sized frontage and a full length driveway provides parking for up to three vehicles. To the rear is a fully enclosed garden with paved patio area ideal for entertaining, good sized lawned area, feature carp pond and space for garden shed.

Services

All mains services are believed to be connected to the property.

Measurement

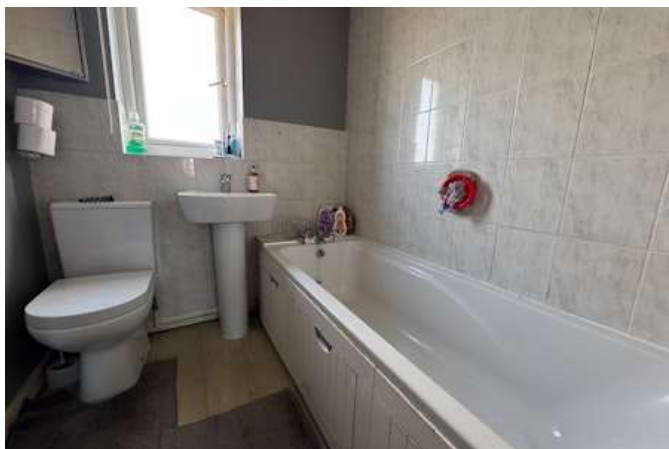
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

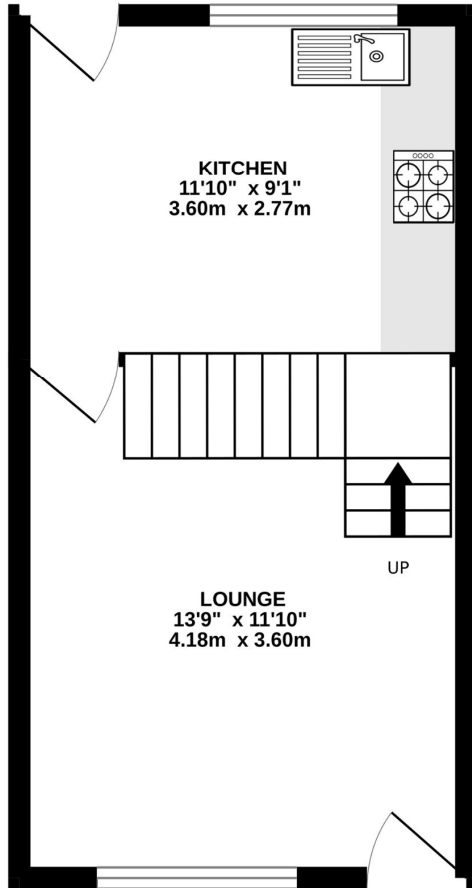
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

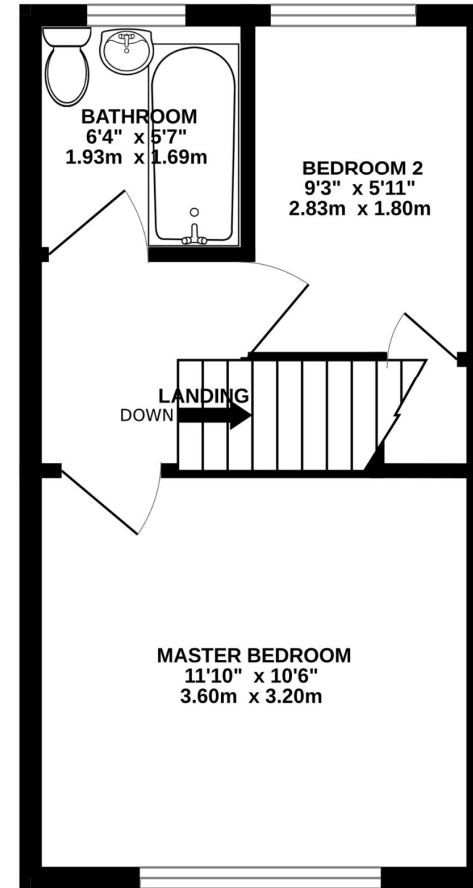
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 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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